

Exhibit B

Conditions of Approval for Jaber Investment, LLC Annexation

August 11, 2025

2455 NE 7th St

Subject to the deliberations of the planning commission following the public hearing, the following draft conditions of approval are presented:

1. The property lies within an area subject to potential groundwater pollution hazards due to excessively well-drained soils. Therefore, the outdoor storage of hazardous chemicals and the underground storage of gasoline and diesel fuels are prohibited per §157.101(B) of the Hermiston Code of Ordinances. Per §157.101(D) of the Hermiston Code of Ordinances, a developer may receive an exemption from this requirement upon submission of evidence from a registered engineer that the storage will not contribute to groundwater pollution.
2. At such time that construction occurs on the property which triggers the development standards of 157.163 of the Hermiston Code of Ordinances, street improvements are required along that property's frontage on E Punkin Center Road. Street improvements shall be consistent with major collector improvements in ST-09 of the public works standards.