	<h2 style="margin: 0;">BOARD OF YAKIMA COUNTY COMMISSIONERS</h2> <h3 style="margin: 5px 0 0 0;">Agenda Request Form (ARF)</h3> <p style="margin: 10px 0 0 0;"><i>Deliver completed ARF and finalized agenda item to the Clerk or Deputy Clerk of the Board at the Yakima County Commissioners' Office, Room 232.</i></p>
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<p><b>Prepared by:</b> <u>Nitasha Allgaier</u></p> <p><b>Department:</b> <u>Public Services</u></p> <p><b>Requested Agenda Date:</b> <u>1/27/26</u></p> <p><b>Presenting:</b> <u>David Haws</u></p>	<p style="text-align: center;"><i>Board of County Commissioners Record Assigned</i></p> <p style="text-align: center;"># <span style="margin-left: 50px;">BOCC Agreement</span></p> <p style="text-align: center; font-size: 1.5em;">0 1 3 - 2 0 2 6</p> <p style="text-align: center;">Yakima County, WA</p>
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**Action Requested – Check Applicable Box:**


<input type="checkbox"/> PASS RESOLUTION <input type="checkbox"/> PASS ORDINANCE <input type="checkbox"/> ISSUE PROCLAMATION	<input checked="" type="checkbox"/> EXECUTE or AMEND AGREEMENT, CONTRACT, or GRANT <input type="checkbox"/> OTHER _____
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**Document Title:**  
 Execute Amend#1 to Professional Services Agreement #C25023-P with Epic Land Solutions Inc.

**Background Information:**  
 The Consultant will provide real estate services and right-of-way acquisition tasks in connection with Yakima County Public Services Water Resources Division Shaw and Wide Hollow Creeks Flood Control Project. Parcels have been added for appraisal and acquisition in excess of the original amount within estimate of costs. Amend #1 adds \$45,000 to the contract amount to cover the additional parcels and Appraisal Reports.

**Describe Fiscal Impact:**  
 Adds \$45,000.00. Department of Ecology & FEMA Grant funded.

**Summary & Recommendation:**  
 Yakima County Public Services recommends the Commissioners consideration to execute Amendment #1 for agreement# C25023-P with Epic Land Solutions Inc.

 _____ <b>Department Head/Elected Official Signature</b>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Initial DC</div> _____ <b>Corporate Counsel Initial (for Agreements Only)</b>
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**PROFESSIONAL SERVICES AGREEMENT #C25023-P  
AMENDMENT #1**

**THIS AMENDMENT** is made to the Professional Services Agreement dated October 14, 2025 between the County of Yakima, Washington (hereinafter called the "**County**") whose address is Yakima County Courthouse, 128 North Second Street, Fourth Floor, Yakima, Washington 98901, and Epic Land Solutions Inc. (hereinafter called the "**Contractor**") whose address is 3850 Vine Street Suite 200, Riverside, CA 92507.

It is mutually agreed that the above referenced Agreement is amended as follows:

1. Adds \$45,000 to the contract total to include parcel appraisal reports in addition to appraisal reviews, increasing the total number of appraisal reports and reviews from 10 to 22, and additional consultation support necessary for project progression and completion. Total contract amount is \$295,000.
2. Adjustment on scope to include Appraisal Reports.

All other aspects of the contract remain the same.

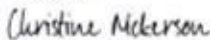
IN WITNESS WHEREOF, the County and the Contractor have executed this amendment as of the date and year last written.

**CONTRACTOR**

Epic Land Solutions,  
Inc.

\_\_\_\_\_  
Company Name

Signed by:



\_\_\_\_\_  
Signature

Christine Nickerson

\_\_\_\_\_  
Signer's name printed or typed



December 18, 2025

Yakima County Water Resources  
Attn: Jason Gonsalves & Troy Havens  
128 N 2nd Street  
Yakima, WA 98901

Via Email: [jason.gonsalves@co.yakima.wa.us](mailto:jason.gonsalves@co.yakima.wa.us)

RE: Right of Way Scope of Work/Fee Amendment #1  
Yakima County Water Resources Shaw Creek Relocation Channel and Conveyance Improvement Project

Dear Jason,

Epic Land Solutions, Inc. ("Epic"), is pleased to continue providing right of way services for Yakima County Water Resources ("County") Shaw Creek Relocation Channel Project ("Project"). This amendment is to add scope and fee for the project. All other terms and conditions of the original contract remain unchanged and in full force and effect. This amendment shall become effective upon execution by both parties.

#### ADDITIONAL SCOPE OF WORK

Epic shall provide services related to the acquisition of one (1) full fee parcel and one (1) partial acquisition, as well as the preparation and completion of up to ten (10) permanent easements. In addition, Epic shall provide and coordinate up to twenty-two (22) appraisal reports and up to twenty-two (22) appraisal reviews. These services will include all necessary coordination, documentation, negotiations, and compliance with applicable regulations to ensure successful completion of the acquisitions and easements.

#### ASSUMPTIONS

- Assumes no relocations
- Assumes all ROE's will be handled by the agency
- Assumes a total of 12 additional ROW files, 22 appraisals, and 22 appraisal reviews
- Assumes any interagency landowner agreements will be handled by the agency

Right of Way Scope of Work and Fee Amendment #1  
Yakima County Shaw Creek Relocation Channel Project  
December 19, 2025

## COST PROPOSAL

Real Estate Services Task	Total Cost Per Task
Right of Way Services – Includes Project Management, Negotiations, Title Examination and Clearance, Appraisal and Appraisal Review Coordination, Eminent Domain Support (if needed), and Consultation	\$ 20,257.00
<b>Sub Total</b>	<b>\$ 20,257.00</b>
Other Direct Costs	
Mileage Expense – Assumes up to fifteen (15) trips x 200 miles each @ \$.70/mile	\$ 700.00
Appraisal Reports - Desk – up to 22 reports at \$6,500 each	\$ 143,000.00
Appraisal Reviews – Desk – up to 22 reports @ \$2,000 each	\$ 44,000.00
<b>Sub Total</b>	<b>\$ 187,700.00</b>
<b>Total Cost</b>	<b>\$ 207,957.00</b>

Original Budget: \$86,252  
Additional Budget Request: \$207,957  
Total New Budget: **\$294,209**

If you have any questions, please do not hesitate to contact Jessica Niella at (360) 233-7666 or [jniella@epicland.com](mailto:jniella@epicland.com).  
We look forward to working with you on this and future opportunities.

Sincerely,

*Christine Nickerson*

Christine Nickerson, SR/WA  
Vice President Northwest Right of Way Services  
Epic Land Solutions, Inc.





## Shaw & Wide Hollow Creeks Flood Control Project

### List of Items Needed for Property Assessment, Appraisal, & Review

**Table 1.** List of Parcel Numbers and Property Owners for Appraisal & Acquisition

Parcel No.	Owner (Last Name)	Acquisition Type
181330-22408	Gomez	Partial
181330-22009	Woodkey	Partial
181330-22010	Woodkey	Full <sup>1</sup>
181330-22404	Nesary	Partial
181330-31005	Hicks	Partial
181330-34018	Daley	Partial
181330-23003	West Valley School District #208	Partial
181330-24005	West Valley School District #208	Partial
181330-31004	West Valley Farm & Ranch, LLC	Partial
181329-33402	Larson	Partial <sup>2</sup>

<sup>1</sup> = The septic system on the Woodkey (181330-22010) property is within the Shaw Creek Relocation Channel project footprint and must be moved to execute the project. There is no space to move the Shaw Creek Relocation Channel to avoid the septic system while also maintaining offset requirements for the West Valley School District, Cottonwood Elementary baseball fields. There are two options for this parcel:

- Purchase the property outright (full), demolish the house, and remove the septic system
- Move the home to the northern end of the property, connect to City of Yakima sewer, and provide just compensation (would no longer be a full parcel acquisition)

<sup>2</sup>=The Larson property may need a partial acquisition to fit an access road along the left bank of Wide Hollow Creek in West Valley Community Park (WVCP). This access road would help the County manage and control Crack Willow in WVCP.

**Easements:** There is no existing easement to property owned by West Valley School District (181330-24005). The only access West Valley School District has to this parcel is along its western boundary with the Cottonwood Elementary School property (181330-23003). Yakima County must provide an easement to the property to ensure it is not landlocked due to construction activities along the western edge of 181330-24005, cutting off access from 181330-23003. Additionally, West Valley Farm & Ranch, LLC (181330-31004) would also need an easement due to property access being divided by the proposed Relocation Channel location. The three potential easement locations for the West Valley School District parcel are:



1. Extend the S 92<sup>nd</sup> Ave easement through both Woodkey properties (181330-22009 and 181330-22010)
2. Extend the Midvale Road easement that is kitty-corner to 181330-24005 **through the What the Hay LLC property (181330-24007)**
3. Connect an easement **through the Cottonwood Partners LLC property (181330-22410)** to the southern end of S 91<sup>st</sup> Ave easement from Cottonwood Grover Development

All 3 options require acquiring private property to create a public easement. The chosen easement should be the most cost-effective option for the project.

The two potential easement locations for the West Valley Farm & Ranch, LLC parcel are:

1. Connect an easement **through the Cottonwood Partners LLC property (181330-22410)** to the southern end of S 91<sup>st</sup> Ave easement from Cottonwood Grover Development
2. Expand the existing emergency vehicle easement along the western edge of What the Hay, LLC (181330-42402) from Wide Hollow Road, to include access for West Valley Farm & Ranch, LLC.

Parcels adjacent to Wide Hollow Creek will need to be appraised to account for a potential construction access road (temporary or permanent easement) to run alongside the right bank of Wide Hollow Creek (see Table 2).

**Table 2.** List of Parcel Numbers and Property Owners for Potential Easements

Parcel No.	Owner (Last Name)
181330-24007	What the Hay LLC
181330-24410	Cottonwood Partners LLC
181330-42402	What the Hay, LLC
<b>Wide Hollow Properties Easement List (Appraisals)</b>	
181330-34002	Thornton
181330-43003	Steenbergen
181330-43001	Steenbergen
181330-44404	Zier Orchards
181330-44011	Eagle Crest Northwest LLC
181330-44416	Walkenhauer
181329-34404	West Valley Middle School

**Other Parcel Appraisals:** The County is interested in the **West Valley Middle School property (181329-33404)** and would like it appraised to potentially be converted into wetlands in the future to meet wetland mitigation requirements.

**Cost to Cure:** Cost to cure will need to be pursued for the Sprunger property (181330-31006) and Smith property (181330-44415), associated with moving the septic systems. The existing location of the Wide Hollow Creek ordinary high water marks is at the boundary of the 100-ft offset





requirement for the Sprunger property and Smith property drain fields. Due to the relocation of the Shaw and Wide Hollow Creeks confluence and the associated increased conveyance requirement under Wide Hollow Road, the location of the confluence cannot be moved to avoid encroaching on the offset requirement for the Sprunger property. Due to the increased conveyance required under S 80<sup>th</sup> Ave and limitations to bridge improvements, an overflow channel is needed to convey flood waters south of the existing bridge, which would encroach on the 100-ft offset requirements for the Smith property. These septic systems must be evaluated for whether they can be moved on the properties and the property owners provided just compensation to execute the project. Additionally, the private water lines servicing the Hicks property (181330-31005) and Sprunger property (181330-31006) properties run from the Nob Hill water meter at the southern end of S 91<sup>st</sup> Ave. The construction of the proposed channel relocation impact to the water lines need to be evaluated and cost to cure may need to be pursued to reconstruct the water lines.

**Right-of-Entry:** The County will need 64 Right-of-Entry permissions to support execution of the wetland delineation. The County will be asking Epic to review a template Right-of-Entry permission request letter prior to sending them to the landowners and occupants. The County will need support from Epic to get Right-of-Entry permission for three (3) properties to conduct wetland delineation, topographic surveys, and field investigations:

1. 181330-31004 (West Valley Farm & Ranch, LLC)
2. 181330-31005 (Hicks)
3. 181330-31006 (Sprunger)

**Topographic Surveys:** The County will need to send out notification letters for topographic surveys to 27 properties (not including the three listed for Right-of-Entry). The County will be asking Epic to review a template notification letter prior to sending them to the landowners and occupants.

**Landowner Agreements:** The County will need Landowner Agreements with four (4) landowners across seven (7) properties along Wide Hollow Creek for conveyance increases that do not have the possibility of requiring a permanent easement (see Table 3).

**Table 3.** List of Parcel Numbers and Property Owners for Landowner Agreements

Parcel No.	Owner (Last Name)
181330-34001	Yakima County Flood Control District
181330-43002	Cervantes
181330-44002	Yakima County Flood Control District
181329-33401	Martinez
181329-33403	City of Yakima
181329-33005	City of Yakima
181329-34009	City of Yakima



## FC3800 Shaw & Wide Hollow Creeks Flood Control Project

### Required Parcel Items

- Shaw Creek Relocation Channel
- Parcel Appraisal & Acquisition
- Parcel Appraisal
- Landowner Agreements
- "Just Compensation" Parcels (Septic Systems)
- Potential Easements

\*Alignment of project features is subject to change, but not the parcels being impacted



## BOARD OF YAKIMA COUNTY COMMISSIONERS AGREEMENT

**Agreement Number**

BOCC Agreement

0 1 3 - 2 0 2 6

Yakima County, WA

### BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
LaDon Linde, Chair

\_\_\_\_\_  
Amanda McKinney, Commissioner

\_\_\_\_\_  
Kyle Curtis, Commissioner

**DATED:** JAN 27 2026

*Attest:*

\_\_\_\_\_  
Julie Lawrence, Clerk of the Board *or*  
Erin Franklin, Deputy Clerk of the Board

**Approved as to Form:**

Signed by:

*Daniel Clark*

COCDO0FB43384F9

\_\_\_\_\_  
*Deputy Prosecuting Attorney*