



BOARD OF YAKIMA COUNTY COMMISSIONERS

Agenda Request Form (ARF)

Deliver completed ARF and finalized agenda item to the Clerk or Deputy Clerk of the Board at the Yakima County Commissioners' Office, Room 232.

Prepared by: Nitasha Allgaier

Department: Public Services

Requested Agenda Date: 1/21/26

Presenting: David Haws

Board of County Commissioners Record Assigned

#

BOCC Agreement

0 1 3 - 2 0 2 6

Yakima County, WA

Action Requested – Check Applicable Box:

PASS RESOLUTION

EXECUTE or AMEND

PASS ORDINANCE

AGREEMENT, CONTRACT, or GRANT

ISSUE PROCLAMATION

OTHER _____

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.

Department Head/Elected Official Signature

Initial
DC

Corporate Counsel Initial (for Agreements Only)

**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.

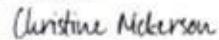
IN WITNESS WHEREOF, the County and the Contractor have executed this amendment as of the date and year last written.

CONTRACTOR

Epic Land Solutions,
Inc.

Company Name

Signed by:

Christine Nickerson

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

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 |
| Sub Total | \$ 20,257.00 |
| 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 |
| Sub Total | \$ 187,700.00 |
| Total Cost | \$ 207,957.00 |

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. 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 ¹ |
| 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 ² |

¹= 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)

²=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 92nd 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 91st 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 91st 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 |
| Wide Hollow Properties Easement List (Appraisals) | |
| 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 80th 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 91st 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

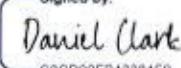
DATED: JAN 27 2026

Attest:

Julie Lawrence, Clerk of the Board or
Erin Franklin, Deputy Clerk of the Board

Approved as to Form:

Signed by:


Daniel Clark
COCD00FB43384E9

Deputy Prosecuting Attorney