



Property Assessment & Taxes

A list of damaged or destroyed homes and structures is available online at: www.BoulderCounty.org/fourmilefire. Call the Boulder County Assessor's Office at (303) 441-3530 if you have a question or discrepancy about a property listed on (or missing from) the list.

The Assessor's Office will use the following process for the assessment of property:

- For 2010 (taxes payable in 2011), a structure will be prorated for the four months it was destroyed (this is what the state statues allow)
- In 2011 (taxes payable in 2012), structures will be removed completely and land values will be discounted based on the degree of destruction seen in the surrounding area of the home and how that is determined to affect the market
- These discount factors—which can be a significant reduction—will be reviewed every year as the surrounding area recovers and the sales market starts to recover.
- For 2011, the land will stay at the improved residential assessment rate. This is currently 7.96 percent, versus the 29 percent that is applied to vacant land.

Please email specific property assessment questions to Rex Westen at rwesten@bouldercounty.org or call the Assessor's Office at (303) 441-3530.

The Treasurer's Office at (303) 441-3520 can help answer questions about property taxes.

Boulder County Fourmile Canyon Fire Recovery Center

Mailing address: P.O. Box 471, Boulder, CO 80306

Phone: 720.564.2642 | Email: gsanfacon@bouldercounty.org

Visit www.BoulderCounty.org/fourmilefire for more information



Contacts

Asbestos Management

CDPHE Asbestos Unit: 303-692-3100 (To report an improper clean-up incident, call 303-692-3150 or email asbestos@state.co.us)

Boulder County Public Health: 303-441-1564

website: www.BoulderCountyAir.org

Ash/Asbestos Debris Removal and Hauling

Boulder County Resource Conservation Division:

720-564-2224 or hcollins@bouldercounty.org

Assistance Center

Main phone: 303-441-3560

Mental Health counseling: 720-209-0597

Building and Permitting (Land Use)

303-441-3930 or www.bouldercounty.org/lu

Consumer Protection

District Attorney's Consumer Affairs Division: 303-441-3700

Website: bouldercounty.org/da

Emergency Planning

Boulder Office of Emergency Management:

303-441-3390 or www.BoulderOEM.com

Insurance

Colo. Div. of Insurance: 303-894-7490 or

www.dora.state.co.us/insurance

United Policyholders: 415-393-9990 or www.uphelp.org

Flood insurance: www.floodsmart.gov or

Norm Ashford 303-235-4912 | Erin May 303-299-7873

Land Rehabilitation

Erosion control tips and technical assistance on private property:

NRCS 303-776-4034 x3

Information about aerial mulching and reseeded:

Claire DeLeo at 303-678-6205

Obtaining Copies of Records

Birth & death certificates: 303-441-1151

Deeds and marriage licenses: 303-413-7770

Motor Vehicle: 303-413-7720

Property Assessment & Tax Questions

For property assessment questions, contact the Assessor's Office:

303-441-3530 or rwesten@bouldercounty.org.

For questions about property taxes, call: 303-441-3520

Road Maintenance

303-441-3962 or transportation@bouldercounty.org

FOURMILE CANYON FIRE RECOVERY RESOURCE GUIDE

Spring 2011



For members of our community who have been impacted by the fire, we are deeply committed to helping you with your recovery efforts. Please let us know if there is anything we can do to assist you as you continue to rebuild your lives and homes.

– Boulder County Commissioners

Inside:



- Rebuilding Your Home
- Working with Insurance
- Consumer Protection
- Health & Safety / Debris Removal
- Erosion Control / Land Rehab
- Road Maintenance
- Preparing for Flood Risk
- Contacts

Recovery Center

The Fourmile Canyon Fire recovery center is available for all residents who lost a home or structure in the fire. The center can help address questions and issues around:

- Asbestos/ash debris removal and hauling
- Erosion control and revegetation
- Flood and debris flow preparation (emergency preparedness)
- Rebuilding
- Transportation (roads and potential flooding)
- Other issues as they arise

The center is staffed by a single point of contact to help coordinate rebuilding efforts and refer clients to other services as needed.

Contact: Garry Sanfaçon at (720) 564-2642 or gsanfacon@bouldercounty.org



Fourmile Emergency Stabilization Team

Objective: Analyze, recommend and implement stabilization treatments to help manage unacceptable risks to life, property, and significant natural or cultural resources

The Fourmile Emergency Stabilization (FES) team completed its environmental assessment of the burn area in the fall of 2010. The assessment included an analysis of post-wildfire threats to soils, vegetation, hydrologic functions such as debris flow in drainages and slopes, trees, transportation infrastructure, abandoned mines, cultural resources, and wildlife. It also provided recommendations for treatments that will reduce these risks or threats.

The work of the FES Team helped secure about \$2.8 million dollars for emergency stabilization treatments to reduce post-fire erosion, flooding, and debris flows. Funding sources include the Natural Resources Conservation Service's Emergency Watershed Protection (EWP) program, the U.S. Bureau of Land Management, Colorado State Fire Impacted Watershed Assistance, and the U.S. Forest Service.

Boulder County is the sponsoring agency for the EWP funds and began implementing the treatments to prevent erosion and noxious weed invasion in March 2011. Boulder County Parks and Open Space is the lead county department overseeing aerial mulching contracts, seeding with volunteers, and weed control.

See page 6 for contact names and numbers and for additional information about revegetation and rehabilitation tools and techniques.

Direct Assistance

Assistance Center

The Assistance Center provides counseling and support services to fire survivors. The center is located in the Sundquist Building at Boulder County's North Broadway Complex 3482 N. Broadway (@ Iris) in Boulder.

Hours: 8 a.m. to 4:30 p.m., Monday-Friday. Call: (303) 441-3560

Mental health counseling - call (720) 209-0597, 8 a.m. – 5 p.m. daily

Health & Safety

Ash and Debris Removal

The cleanup of all fire-related debris must be certified. A qualified inspector must visit each property to certify the absence of asbestos and to confirm that the site cleanup is complete. This certification is required before a building permit can be issued.

The county is offering a free inspection program through September 30. Inspection request forms are available at the Boulder County Land Use Building Division, 2045 13th St., Boulder, or online at:

www.bouldercounty.org/live/environment/air/pages/4milefiredebris.aspx

Once a request has been filed, Boulder County will coordinate with one of three contracted specialty environmental inspection companies to conduct the free inspections. Property owners will be notified when the inspection is scheduled and given contact information for the company.

This inspection will consist of one or more persons entering the property and visually inspecting it for remaining debris that may require additional cleanup. Pin flags may be placed in the ground or spray paint may be used on foundations to indicate that additional cleanup is required. Photos and sketches will also be taken to document the site and included in the final report. The foundation does not need to be removed for the inspection to take place.

After inspection, property owners will be provided with a copy of the report. If a property has not been adequately cleaned, the report will specify that additional work needs to be done in order for the property to be certified. Additional cleanup will be the property owner's responsibility.

Boulder County will continue the current cleanup subsidy program for those who have no insurance or are underinsured until Sept. 30. Once the additional cleanup is complete a re-inspection will take place at no charge to the property owner.

For questions about debris cleanup or the cleanup subsidy program, contact Hilary Collins at 720-564-2224 or hcollins@bouldercounty.org.

If you have questions about asbestos, contact the CDPHE Asbestos Unit at (303) 692-3100 or contact Boulder County Public Health at (303) 441-1564. To report an incident of improper clean-up of fire related debris, call CDPHE at (303) 692-3150 or send an email to: asbestos@state.co.us.

Flash Flood / Debris Flow

There is increased potential for flooding and debris flows in the area of the fire due to vegetation loss and bare slopes. All residents should be aware of the increased risks.

Please read the quick safety notes below and refer to the *Mountain Communities Preparedness Guide* (online) for additional emergency preparedness tips and ideas.

Spring/Summer Thunderstorms produce highest risk for flooding

- Flooding and debris flows can block roads and leave you stranded.
- Power outages and loss of phone service are possible, resulting in isolation.
- Flash flooding can occur at any time, including at night.

Get Ready

- Gather emergency supplies to take with you if you need to leave quickly. If your home is located on high ground and it is NOT in danger from debris flows, you may choose to shelter-in-place.
- Plan to be on your own without water, gas, and electricity for at least three days. (See complete list of recommended emergency supplies in the *Mountain Communities Preparedness Guide*.)

During a Flash Flood

- Move to high ground immediately. Stay out of floodwaters. Swift-moving water and debris can be deadly.
- Stay away from power lines and electrical wires.
- Leaving the area can pose significant dangers, as road washouts and landslides can occur along escape routes. If you plan to try to leave the area, give yourself as much time as possible, and know that it still may not be enough.

Safety Routes and Locations

- Plan to go to a safe location and practice moving along your safety routes.

- Talk with family members and neighbors and plan where you will meet and how you will check in with each other at your safety locations.
- Have a plan for your pets so you won't be delayed in reaching high ground.

Stay Informed

- Stay informed through local radio (e.g., KOA - AM 850), television alerts, and your own observations. Monitor a NOAA Weather Radio (with S.A.M.E. and back-up battery).
- Sign up to receive free emergency alerts on home, work and cell phones, text messages and email. Go to: www.boco911alert.com to register your phone number(s) and/or email address(es).

Vehicle Safety

Never try to drive your vehicle through flood water. Nearly half of all flash flood fatalities are auto-related. As little as 18 inches of water will float most vehicles.

For assistance in emergency planning or if you have questions, call the Boulder Office of Emergency Management at (303) 441-3390 or visit www.BoulderOEM.com.

Contact the Fourmile Canyon Fire Recovery Center for information on using sand bags and other erosion control techniques to protect your property.

Visit: www.bouldercounty.org/fourmilefire or call (720) 564-2642.



Insurance Help

The Colorado Division of Insurance regulates the insurance industry and assists consumers and other stakeholders with insurance issues.

It also provides a good resource for questions related to filing claims after a disaster.

Visit: www.dora.state.co.us/insurance for more information or call (303) 894-7490.

United Policyholders is a nonprofit consumer organization that advocates for the rights of insurance consumers and educates individuals and businesses on how to get fair treatment.

Contact: Karen Reimus, United Policyholders' Outreach and Education Coordinator, at karen@uphelp.org or call (415) 393-9990.

Website: www.uphelp.org

See also insurance workshop offerings described on page 5.

Flood Insurance | Important Notice
Flood damage is not covered by your homeowner's insurance policy. You may be at risk of flood and debris flow impacts if you live in or around the areas burned in the fire. Flood insurance is available only through the federal government (FEMA).

There is a 30-day waiting period before coverage goes into effect. For information, visit: www.floodsmart.gov or contact Norm Ashford at (303) 235-4912 or Erin May at (303) 299-7873.



Consumer Protection

The District Attorney's Consumer Protection Division is committed to making every effort to ensure that victims of the Fourmile Canyon Fire are not re-victimized by unscrupulous contractors trying to take advantage of your vulnerable situation. The DA's staff is available to help research the reputation of any prospective contractor. Recommendations on that research are available online at www.bouldercounty.org/da.

The D.A.'s publication, "Before You Build" is also available online or can be mailed to anyone who calls the office at (303) 441-3700. The D.A.'s Consumer Protection Office recognizes that residents have already been besieged with piles of mail from contractors from all over the nation and wants to make sure residents take the time to fully explore the reputation, licensing, longevity and competency of any prospective contractor.



Permitting and Building
303-441-3930 or www.bouldercounty.org/lu

Rebuilding Your Home

The Land Use Department is your point of contact when you are ready to rebuild or have questions about rebuilding. When questions arise or more information is needed we will be here to help answer those questions. We can be reached at (303) 441-3930 or e-mail: planner@bouldercounty.org.

As you are ready to move forward with rebuilding we will assign you a case manager who you and your agents can use as a single point of contact. You can also let this person know your questions or concerns in other areas and we will work toward identifying solutions and resources to help.

A team of building, planning, public health, transportation and natural resource professionals will work collaboratively to identify and look for solutions. If you are interested in having a case manager assigned, contact: **Garry Sanfacon, Fourmile Canyon Fire Recovery Manager**, at gsanfacon@bouldercounty.org or (720) 564-2642.

Facts to Know:

- **Timeline for rebuilding:** Anyone with a legal building lot who lost a legal structure to the fire may rebuild through a streamlined permit review process at anytime until September 30, 2012 (with the option of getting a one-year extension). The two-year timeline should give you the time necessary to make informed decisions and not feel rushed. You can rebuild after this time as well, subject to applicable county reviews.
- Building permits for people rebuilding the same structure (or smaller) in the same location can generally be processed in 1-3 weeks.
- Individuals wishing to make a parcel safer by building on a different site location (shorter and/or less steep driveways, avoiding ridgetops and fire chimneys, avoiding flood or debris flow areas, etc.) can change their location subject to an expedited review which is folded into the building permit review.
- If you want to build larger, you may do so up to 530 additional sq. ft. through the building permit process. To build above that amount, you may need to go through additional planning processes.
- If you are building less than 2,000 square feet on your parcel you may be interested in the county's Transfer of Development Credit program (TDC). The program allows you to sell off development credits in return for limiting the total square footage on your structure. The number of TDCs is dependent on the size of structure you are planning to build.

Building Code

Structures built today must be built to today's codes. This means current and future residents will be assured that their living arrangements are safely constructed to today's standards, and are more comfortable and resource efficient

Prior to building permit issuance, a property owner must obtain an inspection and certify that the site meets state requirements for debris removal. The county will be arranging for these inspections free of charge through September 30. To schedule an inspection, call 303-441-3925, email: building_official@bouldercounty.org, or download the form at: www.bouldercounty.org/find/library/environment/4miledebrisinspectform.pdf.

The certification requirement does not prevent you from applying for a building permit and starting the review, but the site must be certified prior to the permit being issued.

BuildSmart / Sustainable Building Requirements

Construction occurring today is required to meet the county's requirements for green building. These requirements can be met by readily available technologies and materials. When energy efficiency and sustainable building is considered early in the design phase the costs to comply are 2-5% of construction costs and can be recaptured through reduced monthly energy bills. Efficient buildings are also more comfortable for their occupants. Buildings will be on our landscape for a very long time and building to these standards today helps prevent the high cost of retrofits. The efficiency improvements made now will benefit current and future home owners for generations to come.

Technical resources are available to homeowners and their contractors so that they can take advantage of the most efficient and feasible methods as they rebuild. Boulder County has hired a coordinator to offer evaluations of individual homes using the BEOpt software (Building Energy optimization). This software was developed by the National Renewable Energy Laboratory to assist architects and home builders in creating a design that will result in the greatest energy savings for the lowest cost building design. Staff will also be offering assistance with insulation and blower door tests associated with the BuildSmart program.

Land Use will be holding workshops on different aspects of green building, and will provide some one-on-one consultation as you design your home. Contact Doug Parker at (720) 564-2643 or Sarah Budinger at sbudinger@bouldercounty.org for more information.

I might not rebuild. Are there any options or incentives for me?

The county has a Transfer of Development Credits (TDC) program which allows property owners to sell development rights from their parcel while retaining underlying ownership of the parcel. Options include limiting the total square footage on the parcel to a certain number (less than 2,000 square feet) or keeping the parcel vacant. More information on TDCs is available online at: www.bouldercountyTDCclearinghouse.org. If you are interested in pursuing this option please contact your case manager.

Next Steps and Upcoming Meetings

The county will continue to facilitate community meetings to address post-fire issues and recovery efforts in the aftermath of the Fourmile Canyon Fire. For a complete list of meeting dates, please visit www.bouldercounty.org/fourmilefire and look for the 'calendar' link on the homepage.



Dealing with Insurance

Roadmap to Recovery™ Workshops

Several workshops have already been held, and others are being scheduled.

Upcoming workshops:

Date: Tuesday, May 31, 6:30 p.m.

Topic: Claims Handling Refresher

Date: Thursday, July 14, 6:30 p.m.

Topic: One-Year Fire Anniversary Legal Issues

For a list of upcoming dates, please visit www.bouldercounty.org/fourmilefire and click on the 'calendar' link on the homepage.

Workshops are held in the Commissioners' Hearing Room, 3rd floor, Boulder County Courthouse, 1325 Pearl St., Boulder.

Each free workshop includes a group breakout session where wildfire survivors will have an opportunity to share information in a confidential setting with others insured by the same insurance company.

United Policyholders (see p. 7) will lead the discussion and distribute their "Roadmap to Recovery" tools free of charge.

Workshops sponsored by:
Foothills United Way

To register, call (720) 564-2642 or email: gsanfacon@bouldercounty.org

For parking info, call 303-441-3500 (8-5, M-F)

Land Rehabilitation and Revegetation:



Helping you and your community protect and stabilize lands impacted by the fire

We want to provide you with the tools, techniques and knowledge needed to protect your land from post-fire degradation as well as to help protect the community against loss of life, property, and shared resources on a watershed level.

A list of frequently asked questions was prepared by the Fourmile Fire Rehabilitation Outreach Team as a “how to” guide to help property owners find answers to questions about treating land that was directly impacted by the fire or that sits adjacent to or downstream from the burn area.

The guide primarily addresses private land ownership, but also includes an overview of watershed-level erosion control treatments planned for the most vulnerable areas affected by the fire. Please check for the latest edition of the guide online at: www.bouldercounty.org/fourmilefire.

An interagency team of natural resource specialists from Boulder County, Natural Resources Conservation Service, Colorado State Forest Service, U.S. Forest Service, Boulder Valley and Longmont Conservation Districts, and CSU Extension has come together to address land rehabilitation and revegetation issues.

Representatives from each agency are available to answer questions about land rehabilitation:

For questions about erosion control or reseeded on individual properties:

Boyd Byelich, District Conservationist
Natural Resource Conservation Services (NRCS)
boyd.byelich@co.usda.gov | 303-776-4034 x3

For questions about noxious weeds:

Steve Sauer, Boulder County Weed Coordinator
ssauer@bouldercounty.org | 303-678-6176
or

Sharon Bokan, Small Acreage Coordinator
CSU Extension/Boulder County
sbokan@bouldercounty.org | 303-678-6176

For questions about Emergency Watershed Protection treatments, including aerial mulching and seeding:

Jennifer Kesler, Plant Ecologist for aerial mulching -
Boulder County Parks & Open Space
jkesler@bouldercounty.org | 303-678-6217
or

Erica Christensen, Plant Ecologist & Volunteer Coordinator for Seeding - Boulder County Parks & Open Space
echristensen@bouldercounty.org | 303-678-6329

For questions about trees and forest stewardship:

Allen Owen, District Forester
Colo. State Forest Service
allen.owen@colostate.edu | 303-823-5774
or

Ryan Ludlow, Outreach Forester
Boulder County Land Use
rludlow@bouldercounty.org | 720-564-2641

For questions about ordering seedling trees:

Nancy McIntyre, District Manager
Boulder Valley & Longmont Conservation Districts
nmcintyre@bouldercounty.org | 303-776-4034 x3

We are also available to set up a time to visit your land and help you assess what actions can be taken on your land to reduce post-fire degradation.

Public meetings are being scheduled in the Fourmile Canyon Fire area to help inform landowners of watershed-level rehabilitation plans and to discuss recommendations for soil stabilization treatments on private lands.

Visit: www.BoulderCounty.org/fourmilefire and click on the “calendar” link for a schedule of meetings.

Tetanus Risk

Public Health will provide Tdap (tetanus, diphtheria, pertussis) vaccinations free of charge to residents impacted by the fire. Call (303) 413-7500 to make an appointment.

Water Testing/ Well and Septic Services

Private water wells should be tested. Assistance with obtaining sample bottles and analysis testing is available by calling (303) 413-7426. An application to reconnect a home or structure to a septic system will need to be submitted to Boulder County Public Health.

To check for damage to your septic system, look for damage to the pipes or plastic risers (broken, burned, scorched), to the ground around the leach field (smashed, compacted, driven over) and any burned electrical components. If in doubt, check with an Onsite Wastewater System professional. For a list of professionals, visit: www.SepticSmart.org, click on “resources”, then “professionals.”

Road Maintenance and Erosion Control

The county is actively engaged in helping to mitigate for the increased likelihood of flooding and debris flows in some steep drainages that have been burned.

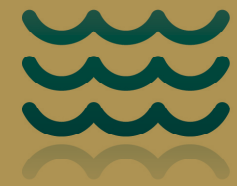
An extensive engineering study was performed to identify those areas at greatest risk from flooding and debris flows and measures that may be available to reduce impacts should they occur. Transportation and Emergency Management staff have been working throughout the winter and spring with the impacted communities, individual property owners, and the local fire departments to evaluate and locate potential sites that may be appropriate to locate debris flow mitigation measures in the Four Mile Canyon, Sunshine Canyon and Gold Hill areas.

Additionally, the Transportation Department is acquiring and upgrading specialized maintenance equipment to help keep culverts and drainage facilities clear. Crews have been making sandbags available to residents and property owners along Gold Run and Four Mile Creeks to provide some protection from potential increased flooding.

On an ongoing basis, Boulder County’s Road Maintenance Division will be working on several roadway mitigation and preventative measures, including:

- Monitoring of likely problem and high-risk areas before, during, and after storms to identify potential problems, floods and areas for cleanup.
- Following a storm event, crews will initiate a cleanup effort to remove accumulated sediment and debris from roadways or repair damaged infrastructures.
- Installing debris structures to divert high water and debris in areas where culverts are expected to flood and where homes are located in the immediate drainage path.
- Evaluating existing access routes and provision of alternative routes for areas that are at most risk in case of flooding or significant mud slides.
- Anticipating and addressing roadway erosion concerns.
- Placing warning signs to inform the public of risks, which include excess storm water runoff, possible high water or flash floods and debris.

For more information, contact the County Engineer (for debris flow/flooding issues) at 303-441-3900 or Road Maintenance at (303) 441-3962 or transportation@bouldercounty.org.



Getting Prepared for Flooding and Debris Flows

Due to the increased likelihood of flooding and debris flows in the steep drainages affected by the fire, the Boulder Office of Emergency Management (OEM) is working with the National Weather Service, the U.S. Geological Survey, and the Urban Drainage and Flood Control District to develop weather models for flood prediction, and to define trigger points that indicate when a problem is present.

This information will be used to notify the community and first responders as early as possible that flooding or debris flow is possible

In addition, the Boulder OEM is:

- Coordinating response planning efforts with first responders
- Participating in community meetings and developing community and individual preparedness education plans
- Working to improve information sources, such as website, printed materials, and additional signage
- Enhancing emergency notification systems and messages specific to the Fourmile Fire area

The greatest risks do not come from snow melt, but from thunderstorm activity, which generally starts in May and intensifies in late summer.

It’s never too early to get prepared!

For additional information, contact the Office of Emergency Management at 303-441-3390

Website: www.BoulderOEM.com

Sign up to receive emergency messages at: www.boco911alert.com