Table of Contents:

<table>
<thead>
<tr>
<th>Content</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Response to Comments</td>
<td>2-3</td>
</tr>
<tr>
<td>Permit Exemptions</td>
<td>4</td>
</tr>
<tr>
<td>Traffic Impact Study Waiver</td>
<td>5-6</td>
</tr>
<tr>
<td>Well Permit</td>
<td>7-8</td>
</tr>
<tr>
<td>Acknowledgments</td>
<td>9-20</td>
</tr>
<tr>
<td>Site Plan</td>
<td>21</td>
</tr>
<tr>
<td>Pasture</td>
<td>22</td>
</tr>
<tr>
<td>Habitat 1,2,3</td>
<td>23</td>
</tr>
<tr>
<td>Habitat 4</td>
<td>24</td>
</tr>
<tr>
<td>Animal Care Center/ Parking Lot</td>
<td>25</td>
</tr>
<tr>
<td>Lighting Plan/Landscape Design</td>
<td>26-27</td>
</tr>
<tr>
<td>Fencing Details</td>
<td>27-28</td>
</tr>
<tr>
<td>Signage</td>
<td>29</td>
</tr>
<tr>
<td>Drainage Report Exemption Letter</td>
<td>Attached Separately</td>
</tr>
</tbody>
</table>
Response to Comments

ENG3: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

ENG3: Drainage Report

-Per suggestions from the Engineer during our 1/6/20 meeting we will be filing for an exemption for the drainage report as a whole. Exemption letter will be attached.

ENG4: A traffic study was not included with the submittal package (only the proposal for the study). At this time, the applicant is required to submit a Trip Generation Analysis, showing the number of vehicle trips per day that will be generated by the proposed conditional use. The Trip Generation Analysis will be used by County staff will determine if a TIS is needed and, if so, the level of TIS required. The Trip Generation Analysis must be prepared by an engineer licensed in the state of Colorado. The applicant will be responsible for constructing any roadway improvements required by the TIS.

Eng4: TIS waiver can be found on page 3&4.

PLN03: The request is to allow utilization of "Phase 1". We will need a legal description provided for the boundaries of Phase 1. The current legal description is for all 39 acres. Please resubmit with this item, otherwise you will be responsible to develop all 39 acres.

PLN03: This is in process we have hired ILC services to perform survey and identify legal description.

PLN04: The site plan that was included shows an overall layout of the 10 acres, but there's a lack of specificity that will need to be addressed. It is recommended that individual sections of the 10 acres be illustrated on separate pages. We will need specific information on the pasture, each habitat, and he office area.

PLN04: This can be found on pages 22-26.

PLN05: A full landscape plan is required to be submitted. This should include:

a) 20' wide required streetscape buffer with one tree and two shrubs per 40 linear feet.

b) The eastern property line is required to have a 5' wide landscape buffer with 1 tree per 80 linear feet

c) landscape plans shall include tree types and specific installation details

d) landscape plans are required to include maintenance agreement information pertaining to how plants are
watered, pruned, and maintained.

e) Landscaping is required for a minimum of 10% of the overall site. You will need to provide calculations to show that this is being accomplished. Required buffers do count toward this requirement.

PLN05: Plans can be found on page 26

PLN06: Please provide specific fencing detail drawings

Plan06: Drawings can be found on page 27

PLN07: Please identify site lighting and/or include a lighting plan

PLN07: Plan can be found on page 26

PLN08: What signage will be included to ensure public safety and prevent trespassing. Please provide detailed drawings.

PLN08: Signage can be found on page 29.

PLN09: A parking plan is required. This includes all dimensions of travel ways and parking stalls.

PLN09: Plan can be found on page 25.

ROW1: The title commitment submitted with the application is from 6/2017. Please send the County a more recent title (no older than 30 days) to review in order to ensure that any other party's interests are not encroached upon. All applicable easements/exceptions should be accurately shown and labeled on the site plan.

ROW1: This is in process. Land Guarantee Title Company is updating effective date of policy. Will send as soon as it is received if not before resubmittal.

ROW2: E 112th Ave is classified as a rural arterial street per the 2012 Adams County Master Transportation Plan. As such it should have a half right-of-way width of 60 feet. Since the existing half right-of-way width is 40 feet, this would require a dedication of 20 feet additional right-of-way. The services of a licensed Professional Land Surveyor should be secured to create the legal description and exhibit of the right-of-way dedication.

ROW2: ILC survey company will be conducting a survey and legal description. They have a lead time of 4-5 weeks to conduct the survey.

BSD4- Applicant should contact Fire Department for their requirements.

BSD4- We have contacted local fire department for their requirements and have met them.
Permit Exemptions

PLN05: Tree Line along 112th ave

- Neighbors just to the east of our property were not happy about the news when we told them we would be planting trees along 112th. The snow drifts could reach 3-5’ each tree that could really stop them from commuting for quite some time after storms. As an alternative we suggested planting trees along the main driveway in place of the perimeter tree line.

PLN05 Landscape Plan

- Revised site/landscape plan shows where grass will be planted. Tree line being planted will be contingent on county response from item A.

ENG3: Drainage Report

- Per suggestions from the Engineer during our 1/6/20 meeting we will be filing for an exemption for the drainage report as a whole. Exemption letter is attached separately.
January 15, 2019

Ms. Alicia Williams
Reborn Animal Refuge
174 Gem Way
Lochbuie, CO 80603

Re: Reborn Animal Refuge
Traffic Study Waiver Request
Adams County, CO
LSC #190060

Dear Ms. Williams:

Per your request, we have completed this traffic study waiver request for the proposed Reborn Animal Refuge in Adams County, Colorado. The purpose of this letter is to estimate the trip generation potential for the currently proposed land use to show the increase in average trips per day is expected to be low enough (<20 one-way trips per day) to waive the Adams County traffic study requirement.

TRIP GENERATION

Table 1 shows the estimated trip generation potential for the currently proposed land use based on information provided by the applicant. There is no applicable category in the ITE Trip Generation Manual so conservative assumptions were made to develop the estimate.

Based on information from the applicant, the currently proposed land use is projected to generate a maximum of about 14 one-way vehicle-trips on the average weekday. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 4 vehicles would enter and no vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., no vehicles would enter and about 4 vehicles would exit the site. An average day will typically have a lower trip generation because not all trips in Table 1 happen every day.

SUMMARY

The maximum trip generation potential for the currently proposed land use is expected to be less than 20 vehicles per average weekday, so no additional analysis should be required.

* * * * *
We trust this information will assist you in planning for the proposed Reborn Animal Refuge.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By:  
Christopher S. McGonahan, P.E., PTO

Enclosures: Table 1

Z:\LSC\Projects\2019\190060-RebornAnimalRefuge\Report\RebornAnimalRefuge-011519.xpd
WELL PERMIT NUMBER 82196-F
RECEIPT NUMBER 3686781

ORIGINAL PERMIT APPLICANT(S)  APPROVED WELL LOCATION
NEW DIRECTION IRA INC

Water Division: 1  Water District: 1
Designated Basin: KIOWA-BIJOU
Management District: NORTH KIOWA-BIJOU
County: ADAMS
Parcel Name: N/A
Physical Address: 61101 112TH AVE STRASBURG, CO 80136

SW 1/4 SE 1/4 Section 1 Township 20 S Range 62 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)
Easting: 562523.8  Northing: 4416810.2

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.

3) Approved pursuant to CRS 37-90-107(7) and the Findings and Order of the Colorado Ground Water Commission dated June 15, 2018, for Determination of Water Right No. 3525-80.

4) The pumping rate of this well shall not exceed 10 GPM.

5) The allowed average annual withdrawal of ground water from this well and all other wells within the well field allowed by the above referenced Order of the Commission shall not exceed 7.3 acre-feet, subject to the allowed maximum withdrawal and the total volume of withdrawal limitations and conditions as specified by said Order.

6) The use of ground water from this well is limited to fish and wildlife, commercial, domestic, irrigation, evaporation, and replacement. The place of use shall be limited to the 58.92 acre land area claimed in the above described Order of the Commission.

7) Production is limited to the Laramie-Fox Hills aquifer which is located approximately 675 feet below land surface and extends to a depth of approximately 890 feet. In accordance with Rule 10.4.8 of the Water Well Construction Rules, plain steel casing must be installed and grouted from the top of the permitted production zone up to at least ten feet above the base of the surface casing, or to the depth required by Rule 10.5.2.1, if no surface casing is installed. (NOTE: If coats and/or carbonaceous scales are encountered in the borehole, plain casing and grout should be installed through these intervals to exclude poor quality water from entering the well.)

8) The owner shall mark the well in a conspicuous place with the well permit number and name of aquifer as appropriate, and shall take necessary means and precautions to preserve these markings.

9) This well shall be constructed within 200 feet of the location specified on this permit. This well shall not be located within 600 feet of another large-capacity well completed in the Laramie-Fox Hills aquifer.

10) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.

11) A totalizing flow meter or Commission approved measuring device must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (collected at least monthly) and submitted to the North Kiowa-Bijou Ground Water Management District and the Ground Water Commission upon request.

12) No more than 95% of the ground water withdrawn annually shall be consumed. The Commission may require well owners to demonstrate periodically that no more than 95% of the water withdrawn is being consumed.
13) Pursuant to Construction Rule 6.2.2.1 (2 CCR 402-2), licensed or private drillers and pump installers must provide advanced notification (at least 24 hours) to the State Engineer prior to each of the following for this well: well construction, the initial installation of the pump, and initial installation of a cistern connected to the water well supply system. Any change in the anticipated date of construction/installation must be re-noticed (at least 24 hours prior to revised anticipated date).

Information regarding the notification process and a link to the electronic notification form can be found on the following webpage: http://water.state.co.us/groundwater/BDE/Pages/VariancesW Levels.aspx

NOTE: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

NOTE: This well is located within the North Kiowa-Bijou Ground Water Management District where local District Rules apply which may further limit the withdrawal and use of designated ground water as authorized under this permit.

<table>
<thead>
<tr>
<th>Date issued: 6/20/2018</th>
<th>Expiration Date: 6/20/2019</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Issued By</th>
<th>NEELHA MUDIGONDA</th>
</tr>
</thead>
</table>
Reborn Animal Refuge Conditional Review Permit

Acknowledgments:

**Police Department:**

With regards to Karl Smalley’s comments, we acknowledge the conversation that took place between Alicia and Commander Smalley and that he has no objections to the project. We will to keep in touch with Com. Smalley as the process continues and will follow up on discussions to give firearms training to all employees.

**Colorado Department of Public Health and Environment (CDPHE):**

In response to Sean Hackett’s comments we acknowledge Colorado’s Emissions control policies. However, based on the scope and specifics of our project Colorado Department of Public Health & Environment and their Small Business Assistance Program department determined the following:

Based on your description and the response below from the Small Business Assistance Program within the Air Pollution Control Division, I don’t believe you need to submit a land development APEN or apply for an air quality permit. Please follow up with Christine Hoefler if you have any additional questions. Here’s her response and contact info:

I usually tell people when they are looking at emissions from developing land it generally means grading or disturbance of the land with large equipment (bulldozers, front end loaders...) If they are shoveling this would not really create any emissions. It also has to do with roads and vehicles driving to those areas if they are dirt roads. Also, when we look at the time frame for the six months it really should be from start to finish of the 10 acres. If they are going to have big gaps in between (say several months) then I would say that they would not need a permit. I always just remind people that they should still implement dust control and have some sort of dust control plan in place so that they do not get complaints.

Let me know if you have any other questions or if you need more information.

Christine Hoefler
Small Business Assistance Program

4300 Cherry Creek Drive South, Denver, CO 80246-1530
christine.hoefler@state.co.us | www.colorado.gov/cdphe/apcd
Regarding CDPHE’s concern about our composting toilet, we acknowledge the concerns however a composting toilet is no longer being installed.

---

**Colorado Department of Wildlife**

In response to the concerns raised by Crystal Chick, Area 5 Wildlife Manager, we acknowledge their concerns regarding the impact of fragmentation and loss of habitat on the existing wildlife as well as concerns development may have (if Prairie Dog colonies exist) on potential Burrowing Owls (protected species).

To ensure we are in compliance and in best practices Alicia Williams, Director of Animal Care, reached out to Serena regarding these concerns and the following reply with recommendations and solutions moving forward was given:

Thank you for contacting me about the CPW land use comment to Adams County. The letter [issued to the review] is a standard land use comment that CPW submits with any new development over 10-acres in Adams County.

The effects of wildlife habitat fragmentation is a standard comment with all development. It is more realistic for CPW to address the fragmentation than say no wildlife or wildlife habitat will be affected. We would recommend building the sanctuary to GFAS standards to become accredited and ultimately applying for the CPW Sanctuary license. Wildlife will go around the property, CPW just wants to address that yes it does furthermore impede movement.

If there is no prairie dog activity past and/or present at the building site, then chances are there are no burrowing owls and no survey will be needed. This is just a recommendation to developers in Adams County, because we do have burrowing owls and they are protected.

Our comments are only recommendations, so please do not let these go against GFAS standards.

---

**Tri-County Health**

We want to thank Tri-County Health for taking the time to review our proposal and their no objection response. Furthermore, we acknowledge the lack of objection is conditional on providing an On-Site Wastewater Treatment System, installed per the Tri-County Health Department standards/regulations/approved installers and engineers. We are in the design portion of the septic installation.
With regards to animal waste water, animal enclosures will be lined with straw, sand or another natural substance that will allow us to scoop waste for removal rather than needing to regularly wash hard surfaces. This will not only decrease animal washdown water, but will also decrease water usage, erosion, and water pooling that can be a breeding ground for mosquitoes. We acknowledge their recommendation to use “dry” methods where possible and will do our best to implement “dry” practices as best we can.

We acknowledge the risk of exposure to West Nile Virus and leptospirosis (a zoonotic virus) and will ensure all standing water is either treated or prevented (ex: holes drilled in tires that could collect water, dry waste management, etc...).

A waste management plan will be included in our volunteer/employee manual and will include the following practices:

- Waste is to be collected 4-5 times per week from enclosures by collecting it via shovels/ and or skid steer bucket
- Solid waste will be stored in a fly-tight dumpster or fly-tight storage containers (ex: Rubbermaid Totes) until it can be disposed of off site at an appropriate facility
- Liquid waste will be absorbed into the ground or removed if on straw/sand via the same means of solid waste.

Xcel Energy

We acknowledge Xcel Energy has no conflict with our proposed use of the land.

Neighborhood Questions and Concerns:

With Regards to the concerns of our neighbors. It is incredibly important to everyone at Reborn that our neighbors feel like this project is not only beneficial the health and wellbeing of suffering wildlife, but that they are safe and a part of the process. We at Reborn invite all of our neighbors to come visit us at ANY TIME that we are on site with ANY concern they have (no matter how big or small) so that they feel safe. I want to take this time to address each neighbor, and their concerns individually.

Concerned Neighbor 2,000ft from Phase I

We would like to firstly address the combative visitors you have had claiming to be a part of our organization. I assure you that none of our board members have any
knowledge of someone entering your property on our behalf, or because they were lost. That being said, I believe the problem lies in that Google Maps gives directions to 61101 E 112th Ave via 114th Ave. I have put in a request to Google Maps to fix the problem and ensure access is off 112th. This, in conjunction with structures and signs going up should elevate the problem of anyone getting lost or finding their way to your property again. We are deeply sorry for any financial or emotional costs this has given you and encourage you to let us know if the problem persists (and by who) so that we can take action.

Additionally, we want you to rest assured that we fully understand the fears most people would have hearing they live about a half a mile from the development of a wildlife sanctuary. However, this mission is not something that we take on lightly and with over 30 years of combined experience and a variety of educational and experience backgrounds we assure you we will always consider the safety and well-being of our neighbors as well as our animals. For an extensive Curriculum Vitae on the executive board’s backgrounds we encourage you to email: avrickert@gmail.com. We would be happy to share this information (however because it’s a 5+ page document it is left out of this review)

Regarding your concerns about mitigating curious onlookers, we fully understand why this is a concern, not only for our neighbors, but for our animals as well. We want to assure you that it is our belief, based on the experience of every board member at a local Wildlife Sanctuary that due to the distance of the animals from the road, lazy nature of the animals, distance of the facility from large populations, and minimal animal quantity, onlookers are not expected to be an issue. We do intend to put a large sign up discouraging onlooker and will have an employee or volunteer onsite to call the
police and take down license plates of onlookers. In our years at the nearby animal sanctuary we did not find onlookers to be a problem and will strive to ensure that they do not become a problem here. If it becomes an issue we will work with the county to come up with a reasonable solution to alleviate onlookers.

With regards to your concern about our ability to do public outreach or without opening the facility to the public, we would like to apologize for not making this clearer. We believe that ending the captive wild crisis and ending the need for facilities like ours is through the education of the public. However, this portion of our mission was never intended to be done on-site. We plan to reach out to the public through presentations at facilities like schools (elementary, junior high, high schools, colleges, etc...), boys and girls clubs, public (off-site) fundraising events that bring people and the problem together, etc... PowerPoint slides featuring the photos/videos and stories of the animals coming to our facility are very powerful and call tell the story (without the distraction of the animal).

We are sorry that you feel we are trying to “own bears” by circumventing the law on wildlife ownership. This is not the case, and I assure you our only goal is to get suffering animals out of the deplorable conditions they are in and ensure they can live out their lives without suffering. The intent is not to own the animals, but to save them, to give them what no one else has, peace. There is a reason wildlife ownership is illegal in CO (and should be everywhere), these are the distant offspring of wild animals.

For this reason, the regulations we must meet are extensive and comprehensive. We are required to answer to SEVERAL regulating agencies to include the Global Federation of Animal Sanctuaries (the subject matter experts on wildlife containment), the Colorado Department of Wildlife (wildlife experts: protectors of local non-captive wildlife and the community), USDA (food safety standards), and Tri-County Health (community and water health). Not one of these agencies takes their job lightly and are holding us to the highest standards. While we understand the concern that you cannot make the judgment call on whether our materials are sufficient, we ask you to trust in the experience and knowledge of these agencies and their zero-escape track record for accredited facilities. We have set out not to MEET the standards but to EXCEED them. We promise, we do not take the safety of our community lightly, nor the safety and well being of our animals. A failure on our part is paid for by the animals we’re trying to desperately to save, and we will do everything in our power to ensure that NEVER happens.

We appreciate you doing your research on the animals we will have and addressing the issues you find concerning; we especially appreciate you using a scientific article. Like
the issue of the Soviet Union Fox that can burrow down 8’ to den easily by-passing our 1m dig guard.

However, we encourage you to step back and consider:

1) These are arctic foxes that live in tundra conditions a must dig very deep to get below the freeze line.
2) This depth is strictly down, they are not digging down and then back up, it’s a denning behavior.
3) They are digging dens for living at our facility they will be provided concrete walled dens below the freeze line to ensure they have a place to go/den below ground (but can’t continue further digging). This negates the need to dig their own dens.
4) However, should the animals decide they want to dig dens, it is highly unlikely that any animal will be able to dig 1 m down and 1 m back up over the course of 12 hours. As part of our standards we are required to do a perimeter check on all enclosures twice a day to ensure there is no attempts to dig out no matter what the animal is. These checks will be done approximately every 12 hours. Any problems found during these inspections are a priority 1 safety hazard and MUST be addressed immediately.
   a. In addition, we will see any holes/attempts to dig when we feed and poop scoop. Ensuring every enclosure is inspected 2-3 times per day 365 days a year.
5) We will not have nonnative wildlife species that have evolved to

As I’m sure you can image the food and waste issue is likely on a lot of neighbor’s minds. However, as you’ll see above, we are required to have a waste management plan. Part of this plan is to remove the waste from enclosure, and have it taken of offsite regularly (weekly or bi-weekly depending on the need/hibernation). The removal of the waste is scheduled to be done several times a week by staff and board members who are trained and experienced. The frequency of our waste removal is in stark contrast to the many farmers around the property as well as The Wild Animal Sanctuary who composts on site. While we have never heard of, nor experienced, complaints of the smell at The Wild Animal Sanctuary, their management practices are different than ours further decreasing the production of odor. In addition, the nature of a carnivore or omnivores digestive tract and diet actually leads to lower fecal output than that of cattle. Meat and carbohydrates are highly bioavailable to the specialized digestive tracts of these animals, meaning they need to eat less, can use more of what they eat, and expel less waste. By comparison the lignified and higher levels of undigestible fibers in grass/hay that are biologically unavailable to mammals increases the mass and quantity of their excrement. A carnivore’s diet also makes them also less prone to the noxious gases that many cattle are prone to, further decreasing the smell output vs. what you’re used to.
We love that you are concerned about the safety and wellbeing of the animals during inclement weather. We want our neighbors to feel a part of this process as much as they want to, and to know they are saving lives in the process. Our animals are actually given 2 places to escape inclement weather: underground dens and above ground shelters. These shelters serve as a place the animals can go to get away from extreme heat, cold, wind, hail or storms. In the event of a funnel storm we have multiple fencing systems in place, as well as an Emergency Action Plan in the event an animal does get out because of a fencing failure in the event of a tornado. These plans were not fully captured in the Adams County Conditional Review process because, as you stated, the regulation you cited is for the CPW application, not the Adams County Application.

We feel it is also imperative to point out that the moment a wildlife species in on the grounds a trained human presence is required 24/7/365. Animals don’t care about holidays or weekends, so animal care does not get a single day off. This means in the event of attempted escape, someone is there. In the event the power goes out, someone is there (with gas in case the generators run out) to ensure the generators are on and running properly. In the event a storm is coming, the emergency action plan can be put into effect and back-up called. As stated before, we do not take this responsibility lightly and invite you to come speak with us any time. You are also welcome to call or text Alicia Williams the Director of Animal Care (BS in Zoology w/ a focus on Behavior and Nutrition of land mammals) at: 785-317-6000 any time day or night.

**Sharon and Edward Cain**

We understand you’re opposed to our sanctuary being built near your home. We hope that in time you will come to be a part of the Reborn family and come to love our mission. While we understand your concerns that an escaped animal could be at a home within minutes there are a few critical points we are hoping you will consider.

1) In the even that an animal does get out of its primary enclosure, it would then have to escape again out of a secondary fencing system and across MANY high voltage electric wire. We have an extensive Use Of Force Continuum protocol that will be followed to ensure no animal gets outside of our perimeter fence.
   a. This has not happened from a GFAS (Global Federation of Animal Sanctuaries) facility which will be regulating the standards of our facility.
2) The animals we’re rescuing are wild life, but they do not come from the wild. They are often raised and abused by humans and as such come with extreme fears toward humans. The very mentality of captive animals will ensure they do not seek to get away from home rather they want to be safe where their home is.

3) Should an animal escape there is a trained staff member ON SITE 24/7/365 to handle the situation, and we are prepared IF circumstances leave no other option to use lethal force to keep you safe.

Regarding your concern for how quiet the facility will be for our animals; we love that you’re concerned. However, wildlife animal enclosures are pushed back substantially from the road and the animals will always have shelters they can go to (above and below ground) to get away from any disturbances. In our two years on property the amount of noise is very minimal compared to our past experience where we used heavy equipment everyday next to habitats where even then large carnivores could care less.

We understand you feel the area is too densely populated for a sanctuary, however would like to potentially discuss this in further detail with you. We are not sure we understand the correlation between our facility and an electric company and how we relate to one another with regards to whether the population density could allow it. We are located in the proper zoning location per Adams County Zoning Laws.

Regarding your concern for onlookers, we realize that this could potentially be a problem, however in our experience at The Wild Animal Sanctuary, the drive is too far and the animals too hard to see to attract onlookers. As stated above, the wildlife must be pushed back substantially from the road and as they’re quite lazy by nature most people find the drive is not worth seeing nothing. In addition staff members will be advised to take down the license plate and disperse any onlookers. With regards to a child being able to put their arm into a wild animal’s enclosure this is simply impossible. The fence that you see near the road is a secondary fence designed to be a back up should an animal ever escape their enclosure. This fence is not built to contain animals on a daily basis, only to ensure staff has the time to take appropriate measures in the unlikely event an animal gets out. This fence does not have hot wires running through it so even if a child were to trespass, they could not shock themselves. We have take the added measure to install a vibratory tension security system lacing around the entire perimeter and each habitat that will notify us in real time if our fencing is being touched or tampered with by human or animal.

With regards to the fences causing snow drifts, this is certainly something we will address, however recently going through a winter without a single drift issue, we believe the open fencing is doing its job to let snow through. Should this change it is certainly something we will address. We value your safety very much, and will do
whatever we can to ensure we do not impede on the community, but become a part of it.

With regards to the real estate concerns we did some research and found that the property closest to the WOLF sanctuary in Bellevue, CO (where limited power options and only well water are available) sold for more money than any of the comps in the area. The property value was not diminished by the presence of the facility. This is also the case for many homes less that 2,000’ away from the wild animal sanctuary in weld county.

We appreciate that there is a well-run sanctuary in Keensburg. However the need for sanctuaries is too great for the handful that exist. We appreciate that you think it’s well run because most of us trained at this sanctuary and will be implementing some of the standards, and improving on others. With regards to the size of the property and an animal going from one cage to another we appreciate that your looking out for the best interest of the animals. However, the animals we rescue will be going from cages, abuse and neglect to open enclosure, full bellies, enrichment programs and love. The very minimum we may use temporary full enclosures if it satisfies the county to do so for a certain time period. Our president rescued FIFI (pictured below) The photo on the left is the cage she was in and we will bring animals like this to 1+ acre enclosures with species specific enrichment like that on the photo on the right:

*Photos from: How to Tell if a Place Is a REAL Animal Sanctuary ([https://www.peta.org/features/real-animal-sanctuary-zoo/](https://www.peta.org/features/real-animal-sanctuary-zoo/))
With regards to your concerns about the capability of the electrical service to meet our needs and worked very closely with the electric company to specify our FULL BUILD OUT needs over the 40 acres. We had an upgraded 50kva transformer installed providing a true 200amp service which was determined to be more than sufficient for our needs by the electrical company. Installation of the electrical to the property was done by the Electric Company and the electricity from the road to the facility was done by a licensed electrician. It will take quite some time to develop the entire 40 acres so if larger equipment is needed, we can upgrade it at that time. In the event of a power failure an emergency back up generator will kick on the supply power to the electric fencing. A staff member will be on site to ensure this happens.

We understand your concerns that you have not seen the trenching for a 1m dig guard. We assure you our regulating agencies will now allow us to rescue a wild animal until ALL standards are met; keep in mind these are the strictest standards in the WORLD. With regards to your concern about ensuring the operation is viable, we appreciate your concern. We don’t want to go into this on a whim, and we appreciate your concern for the longevity of the animals and their care. We have to meet the standards of 3 separate governing agencies Colorado Parks and Wildlife (CPW), Global Federation of Animal Sanctuaries, and the USDA all designed to ensure a particular aspect of our operation is up to “snuff” and properly functioning. Within our (CPW) application process we have to prove we have funds set aside in a contingency plan, as well as a plan design, should the operation fail and CPW need to take over the care and transport of the animals. This will not happen, we have put our hearts and soul into this project and if we rescue 1 bear or 15, we will never take on more than we can handle, and we will not jeopardize their well-being by taking on too much.

Regarding the animation on the website, we apologize, it is intended to show volunteers and people in general to liven the video up. Our doors will not be open to the public. It doesn’t show homes in the video, not in an attempt to be misleading, however it’s a close up of our facility and plans, not a representation of the area. The autocad program will not let you build outside whatever perimeter you set. Its simply a vision video.

As I stated above, we feel it imperative to point out that the moment a wildlife species is on the grounds a trained human presence is required 24/7/365. Animals don’t care about holidays or weekends, so animal care does not get a single day off. We do not take this responsibility lightly and invite you to come speak with us any time. You are also welcome to call or text Alicia Williams the Director of Animal Care (BS in Zoology w/ a focus on Behavior and Nutrition of land mammals) at: 785-317-6000 any time day or night.
Neighbors to The Wild Animal Sanctuary without problem or incident, some with recent home sales

There are 8 neighbors that surround 3 sides and are within 1200’ of the wild animal sanctuary that are much closer to animal habitats than Reborn’s habitats will be to our neighbors. Even though these neighbors are within close proximity there has never been an escape in the 20 years of this sanctuary being located at this site.
Robert & Lori

Thank you for taking the time to review our project. We would also like to invite you to come speak with us on property or by phone (Alicia Williams 785.317.6000) about our plans and any questions you may develop moving forward.

Donald Zilles

Thank you for taking the time to read and consider our proposal. We understand and appreciate your concern for your pets and farm animals. I assure you our planning and education had taken into consideration all of these facts. We do not believe your animals are in any danger for a few reasons

1) The animals would have to bypass several safety measures before gaining access to your animals. Standards put into place by the highest authority (Global Federation of Animal Sanctuaries) to ensure escape is a zero chance.

2) Our animals are well fed, and captive born. Not only to they not know how to hunt, they do not have the desire to do so. Unlike humans most mammals have to balance energy in with energy out. Hunting for their own food is energetically costly and as such unless they are hungry will not expend the energy to actively hunt. In fact at The Wild Animal Sanctuary the alpaca and Emu share a fence line with lions and tigers without issue. Cows and their calves come up to the fences at the WOLF sanctuary and sniff through the fence without issue. There is no desire to hunt the animals (not even the bunnies that live in their enclosures) because they aren't hungry and don't view them as a food source.

3) We will have rescued our animals from pretty terrible conditions that have left them fearful of humans, not seeking them out.

4) We plan on rescuing wildlife, but we have also rescued farm animals in need. We believe so thoroughly in our safety measures and animal behavior research/experience that we are willing to enclose the animals in the same secondary (NOT primary) fencing. This also means that if an animal were to escape, and should they desire to go after a farm animal, they would go after ours, not yours.

We fully appreciate your concerns. However, it is not a matter of WHEN the animals escape, as there has been no escapes from GFAS accredited facilities. In fact, the sanctuary we came from who is grandfathered in and does not have to meet our standards, has had 0 escapes in their 40 years of operations. Our standards are high and we believe in making this facility work. We have donated over $250,000 of our own dollars into this because we believe in, and love, our mission.
Site plan
Small Creek draining into perforated pipe to water grass
Pasture Grass ¾ acres
Lean To Shed 16x16
Small corral
4’ wire fencing, wood posts
1-4’ swing gate
1-12’ swing gate
Small Creek/ Pond
Enrichment areas consists or posts, decks, culverts
Underground den
Above ground shelter inside separate lockout from habitat
12’ high tensile field fence
8 runs of electrified wire
Habitat 4

Two separate fully enclosed lockouts with indoor outdoor access
Lockouts comprised of 6 gauge paneling with guillotine doors
One center aisle barn with separate lockouts inside
Two habitats each has:
12’ high tensile field fence
8 runs of electrified wire
Underground den
Enrichment structures
Shade structures
Water stock tanks
Parking lot will be made up of 1.5” of ¾” road base gravel and 2” of crushed asphalt. It will consist of 8 parking lot spaces at 10’ wide x 15’ long.
We will have small solar landscape lights alone the animal care center. Our brightest light will be angled downward and will be 10,000 lumens (circled in blue). Our other lights will be less than 1000 lumen (circled in red).
Landscape design shows well over 1 acre of native pasture grass being planted. Sod grass will also be planted within each habitat and along driveway. Trees and shrubs will be planted.

A. This will be accomplished unless county decides to appease neighbors request.

B. Colorado pine trees will be planted along south and east property lines.
   - Shrubs will be planted along southern border unless county appeases neighbors request.

C. A volunteer arborist will plant all trees and shrubs in bulbs.

D. Tree maintenance will be performed by arborist volunteer. Plants will be on a drip tape line set on a timer.

E. Landscape plan shows well over 10% being landscaped including pasture grass, sod grass, trees, and shrubs. We have also planted grass around the Animal Care Center building.
Fencing Details

**Habitat Perimeter Fence**

- E.W. 10 Gauge 13.5' H
- Rins 10 Gauge En. 1.4' - 1.5' H
- E.W. 10 Gauge 15' H

**Grid Diagram**

- Galvanized zinc aluminum
- Class III
- High tensile wire
- 12 gauge
- 200,000 psi
- Finish knot
Signage will be posted around perimeter fence along roads and on buildings.