

EXHIBIT 7
NON-COASTAL ZONING ORDINANCE COMPLIANCE FOR CONDITIONAL USE
PERMIT CASE NO. PL17-0012 AND DISCRETIONARY PERMIT CASE NO. PL23-
0040

The proposed project is subject to the requirements of the Ventura County NCZO.

Pursuant to Section 8105-4 of the Ventura County Non-Coastal Zoning Ordinance (NCZO), the proposed use is allowed in the RE-5 ac zone district with the granting of a CUP.

The proposed project includes the construction and use of structures that are subject to the development standards of Section 8106-1.1 of the Ventura County NCZO. Table 1 lists the applicable development standards and a description of how the proposed project complies with these development standards. Upon the granting of the CUP, the proposed project will comply with this requirement.

Table 1 – Development Standards Consistency Analysis		
Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	10,000 sq. ft.	Yes. The project site is 11.12 acres (484,387.2 square feet in size). APN 029-0-033-240 is 5.05 acres APN 029-0-033-250 is 1.75 acres APN 029-0-033-260 is 1.15 acres APN 029-0-033-270 is 1.26 acres APN 029-0-033-280 is 1.91 acres
Maximum Percentage of Building Coverage	25 percent	Yes. Existing development is 18,330 sq. ft. Proposed development is 10,931 sq. ft. Total onsite development is 29,261 sq. ft. or 0.06 percent.
Front Setback	20 feet	Yes. The proposed solar array on APN 029-0-033-240 and maintenance shed / garage on APN 029-0-033-240 will be setback approximately 166 feet from McAndrew Road.
Side Setback	5 feet	Yes. The yoga pavilion on APN 029-0-033-270 is setback approximately 26 feet from the southern property line. Lawrence Cottage and the Laundry structure on APN 029-0-033-240 are setback approximately 90 feet from the northern property line.

Table 1 – Development Standards Consistency Analysis		
Type of Requirement	Zoning Ordinance Requirement	Complies?
Rear Setback	15 feet	Yes. The yoga pavilion on APN 029-0-033-270 is setback approximately 70 feet from the eastern property line.
Maximum Building Height	35 feet	Yes. The cottage retreat is the highest proposed structure. It will be 18 feet, 6 inches in height.
Accessory Structure Building Height	15 feet	<p>Yes. The proposed Maintenance shed / Bookstore will be 8 feet, 6 inches in height.</p> <p>The proposed Cottage Retreat will be 18 feet, 6 inches in height. Section 8106-7.4 of the NCZO allows structures to exceed 15 feet in height but shall not exceed the height of the principal structure, if the accessory structure is setback 20 feet from all property lines. The proposed Cottage Retreat will be setback more than 300 feet from the western property line and more than 190 feet from the southern property line.</p>

The proposed camp is subject to the special use standards of Section 8107-17 of the Ventura County NCZO. Table 2 lists the applicable special use standards and a description of how the proposed project complies with these special use standards. Upon the granting of the CUP, the proposed project will comply with this requirement.

Table 2 – Special Use Standards Consistency Analysis for Camps	
Special Use Standard	Complies?
Section 8107-17.0: Camps shall be allowed on property zoned Open Space (OS) only if the property is in agricultural production.	Not applicable. The project site is not zoned OS. Therefore, Section 8107-17.0 does not apply.
Section 8107-17.1: Minimum lot area shall be ten acres on property zoned Rural Agriculture (RA) and Rural Exclusive (RE). Minimum lot area shall be 50 acres on property zoned Open Space (OS).	Yes. The CUP Permit boundary is 11.12 acres.
Section 8107-17.2: Overnight population of guests and staff shall be limited by the following calculations. These standards shall apply to	Yes. Pursuant to Section 8107-17.2.2 of the NCZO, the maximum overnight population can be 114 persons. However,

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Special Use Standard	Complies?
<p>staff employed for camp activities. Where an employee is engaged in both camp and working ranch activities, the employee's time shall be counted at 0.5 staff for calculating the staff limitation for camps. If an employee is not engaged in camp activities, none of the employee's time shall be applied to the staff limitation for camps.</p> <p>Section 8107-17.2.2: Camps on property zoned Rural Exclusive (RE) - lot size in acres x 10.24 = the maximum number of persons to be accommodated overnight.</p> <p>APN 029-0-033-240 is 5.05 acres APN 029-0-033-250 is 1.75 acres APN 029-0-033-260 is 1.15 acres APN 029-0-033-270 is 1.26 acres <u>APN 029-0-033-280 is 1.91 acres</u> Total 11.12 acres</p> <p>11.12 acres (x) 10.24 = 113.8 persons</p>	<p>the overnight population would be limited to 20 overnight guests (which includes 6 overnight guests in the Arya Vihara and Pine Cottage Annex buildings, 9 resident scholars and 5 staff members who live onsite). For 8 weeks each year, 9 additional overnight guests will be onsite (a total of 29 overnight guests). The resident scholars live in the Pine Cottage Annex building.</p>
<p>Section 8107-17.3: Total daily on-site population of guests and staff shall be limited by the following calculations:</p> <p>Section 8107-17.3.2: Camps zoned Rural Exclusive (RE) - 20.48 x lot size in gross acres = total population allowed on site.</p> <p>APN 029-0-033-240 is 5.05 acres APN 029-0-033-250 is 1.75 acres APN 029-0-033-260 is 1.15 acres APN 029-0-033-270 is 1.26 acres APN 029-0-033-280 is 1.91 acres <u>Total 11.12 acres</u></p> <p>11.12 acres (x) 20.48 = 227.7 persons</p> <p>Section 8107-17.3.4: A larger total daily population may be allowed for special events,</p>	<p>Yes. Pursuant to Section 8107-17-3.2 of the NCZO, the daily onsite population can be 228 persons. However, On the weekdays total daily population will be limited to 45 guests (which includes 8 daytime visitors, 7 staff members and 30 attendees for the Midweek Programs and Tuesday Evening Dialogues). On the weekends, total daily population will be limited to 112 (which includes 7 staff members, 45 daytime visitors and 60 attendees for the Saturday Evening Dialogue and Weekend Evening Talks) (Exhibit 5, Condition No. 21).</p> <p>Section 8107-17.3.4 does not apply as the daily onsite population would not be exceeded.</p>

Table 2 – Special Use Standards Consistency Analysis for Camps	
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the frequency to be determined by the camp's Use Permit.	
Section 8107-17.4: Building intensity shall be limited by the following standards. These standards shall apply to structures used for camp activities. Where a structure is used for both camp and working ranch activities, one-half of that structure shall be applied to the square footage limitation for camps. If a structure is not used for camp activities, it shall not be considered in the square footage limitations for camps.	No. However, on March 15, 2005, the Board of Supervisors adopted Ordinance No. 4317 that amended Ventura County NCZO Section 8107-17, and the development standards assigned to camps. The Arya Vihara, Lawrence Cottage, and Pine Cottage Annex provide overnight accommodations; however, these structures were built prior to the adoption of Ordinance No. 4317 and are considered legal nonconforming structures (Ventura County NCZO Section 8113-1) exempt from the space allocation requirements stated in NCZO Section 8107-17.4.1.
Section 8107-17.4.1 - Overnight Accommodations: Structures or portions of structures intended for sleeping and restrooms/showers (excepting those for permanent staff as defined in Sec. 8107-17.4.3) shall be limited to a collective average of 200 square feet per overnight guest and staff allowed per Sec. 8107-17.2 (Overnight Population).	The two proposed cottages (1,535 sq. ft. each) include a restroom and shower. The cottages provide approximately 153 sq. ft. per guest (3,070 sq. ft. / 20 overnight guests).
Section 8107-17.4.2 - All Other Roofed Structures or Buildings: The total allowed square footage of all roofed structures or buildings other than sleeping and restroom/shower facilities shall be limited to 100 square feet per person allowed per Sec. 8107-17.3 (Daily On-Site Population).	Proposed and existing roofed structures excluding sleeping and restroom facilities is 12,322 sq. ft. and provide approximately 98 sq. ft. per guest (12,322 sq. ft. / 125 daily onsite guests).
Section 8107-17.4.3: The residence(s) of a limited number of permanent staff such as the director, manager or caretaker are exempt from the limitations of Section 8107-17.4.1 (Overnight Accommodations).	Yes. Staff who live onsite stay in the Arya Vihara and Pine Cottage Annex.
Section 8107-17.4.4: Since the two building intensity standards (Overnight and Total Daily) address distinctly different facilities, they shall	Yes. Building intensity standards are not interchangeable and instead dedicated to either overnight accommodations or daily functions/operations.

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Special Use Standard	Complies?
not be interchangeable or subject to borrowing or substitutions.	
Section 8107-17.5: Camp facilities shall have adequate sewage disposal and domestic water.	Yes. An existing OWTS will continue to serve the Ayra Vihara, Administration Building, and Pine Cottage (3,000 gallons total). The new Reception/Canteen building, and the two new cottages will be served by two new 3,000-gallon septic tanks for a combined capacity of 6,000 gallons. Senior Canyon Mutual Water District (SCMWD) provided an amended Will Serve on April 20, 2022. On April 14, 2024, SCMWD confirmed that the allocation and water demand calculations have not changed since 2022.
Section 8107-17.6: Camp facility lighting shall be designed so as to not produce a significant amount of light and/or glare at the first offsite receptive use.	Yes. All new and retrofitted exterior lighting must comply with the Ventura County Dark Sky (DKS) Overlay lighting standards (NCZO Section 8109-4.7) (Exhibit 5, Condition No. 24).
Section 8107-17.7: Camp facilities shall be developed in accordance with applicable County standards so as to not produce a significant amount of noise.	Yes. Programs and dialogues will occur indoors and outdoors from 2:30 p.m. to 10:00 p.m. The midweek programs and evening dialogues would include small groups of 12 to 15 people gathering on site in the following areas: at the northwest parking area, in the grassy areas between the northwest parking area and the Arya Vihara structure, in the grassy area east of the Arya Vihara structure, in the grove west of restroom and Pine Cottage, in the vegetable and flower garden, and in the open area north of the proposed shade structure. These locations are approximately 1,000 feet from the western and northern property lines. The annual conference will take place within the Pine Cottage. Noise associated with these activities is limited to group discussions and instruction. No amplified music or use of a portable public address system is permitted. To resolve noise complaints that may arise during programs and the annual conference, the applicant is required to provide the Planning Director

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Special Use Standard	Complies?
	and all residents within 1,000 feet of the parcel boundary, with the name, title, address, email address and phone number of the contact person who will be responsible for overseeing noise complaints (Exhibit 5, Condition No. 17).
Section 8107-17.8: Occupation of the site by a guest shall not exceed 30 consecutive days	Yes. The applicant will sponsor 18 resident scholars as part of the Resident Scholars Educational Program. A maximum of nine resident scholars will be onsite at any given time and will be temporary residents for a 30-day period.
Section 8107-17.9: To ensure that the site remains an integral and cohesive unit, specific methods such as the following should be employed on a case-by-case basis: open space easements; CC&R's that restrict further use of the land, with the County as a third party; low density zoning to prevent subdivision of the site; and/or merger of parcels to create one parcel covering the entire site.	Yes. All programs and activities will be held onsite in designated indoor and outdoor locations. There are no open space easements or CC&R's that restrict further development of the land.
Section. 8107-17.10: To avoid the loss of the site's natural characteristics several methods should be employed on a case-by-case basis to preserve these values: 60% of the total site should remain in its natural state or in agriculture.	Yes. The applicant has made efforts to retain the site's natural state and agriculture. There is an existing vegetable and flower garden that provides food to guests and staff who stay onsite and seedlings that are later planted throughout the site. The applicant has also planted approximately 350 olive and other drought tolerant trees onsite over the past 6 years. The applicant plans to plant approximately 196 drought-tolerant olive trees and 75 other trees as part of this permit request to offset the loss of 4 protected trees due to proposed construction. Rainwater capture tanks are also proposed to provide irrigation for the orchard. With the proposed construction and replanting, more than 60 percent of the site will remain in its natural state or in agriculture.
Section 8107-17.11: Parking Standards - See Article 8	Yes. Section 8108-4.7 of the Ventura County NCZO allows the number of required parking spaces to be determined by the decision-making body (i.e. the Planning Commission). A total of 50 uncovered parking spaces will continue to

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Special Use Standard	Complies?
	be provided on site to accommodate staff and visitors. Staff recommends that the Planning Commission find that the existing 50 parking spaces will adequately serve the applicant's existing and proposed operations for the following reasons: (1) daytime visits are by appointment only and limited to 8 on the weekdays and 45 on the weekends. Reservations are required to visit the site and made through the applicant's website (www.kfa.org). (Exhibit 5, Condition No. 1). (2) Commuter staff only work Monday through Friday. (3) The resident scholars arrive and depart the property by shuttle from the Ventura Airporter bus stop located at the Four Points Sheraton in Ventura (1101 Spinnaker Dr, Ventura) during non-peak hours on the weekdays or on the weekends. The scholars do not arrive using their personal vehicles. (4) Conference attendees remain onsite for each day of the conference. Attendees do not leave the site during each conference day. The conference is limited to 64 attendees.
Section 8107-17.12: The Camp facility project description shall address transportation to and from and within the project site, including the types of vehicles, and road and trail locations.	Yes. Private vehicles will park on site during midweek programs, daytime visiting hours, the annual conference and Saturday dialogues. Resident Scholars will arrive and depart by shuttle van.

The proposed project is located within a Dark Sky Overlay Zone and, therefore, is subject to the standards of Section 8109-4.7 of the Ventura County NCZO. Table 3 lists the applicable Dark Sky Overlay Zone standards and a description of how the proposed project complies with these standards. Upon the granting of the CUP, the proposed project will comply with this requirement.

Table 3 – Dark Sky Overlay Zone Standards Consistency Analysis	
Special Use Standard	Complies?
Section 8109-4.7.4(a) General Standards Shielding and Direction of Luminaires: All outdoor luminaires shall be fully shielded, directed downward, and installed and maintained in such a manner to avoid light	Yes. The applicant will be required to submit a lighting plan for all new lighting verifying compliance with Sections 8109-4.7.4(a) through (g), (i) and (j) (Dark Sky Overlay) (Exhibit 5, Condition No. 24).

trespass beyond the lot line in excess of those amounts set forth in Section 8109-4.7.4(i) below. Lights at building entrances, such as porch lights and under-eave lights, may be partially shielded.	
Section 8109-4.7.4(b) General Standards Lighting Color: The correlated color temperature of each outdoor luminaire, except those used for security lighting (see Section 8109-4.7.4(e)), shall not exceed 3,000 Kelvin.	Yes. Existing lighting will remain until replaced. At the time the existing lighting is replaced, project lighting is conditioned to comply with the requirements of this section (Exhibit 5, Condition No. 24).
Section 8109-4.7.4(c) General Standards Maximum Lumens Per Luminaire: Each outdoor luminaire, except those used for security lighting and outdoor recreational facility lighting, shall have a maximum output of 850 lumens. (See Section 8109-4.7.4(e) for standards regarding security lighting, and Section 8109-4.7.4(g) for standards regarding outdoor recreational facility lighting.)	Yes. The facility is equipped with security lighting featuring motion sensors to ensure safety. The facility also has standard outdoor pathway lighting that is fully shielded downward along the main pathways that are approximately 20 inches in height.
Section 8109-4.7.4(d) General Standards Dark Hours: All outdoor luminaires, other than an essential luminaire, shall be turned off from 10:00 p.m., or when people are no longer present in exterior areas being illuminated, or the close of business hours, whichever is latest, until sunrise.	Yes. Existing exterior lighting is either on motion sensors or timers that operate between 10:00 pm and sunrise.
Section 8109-4.7.4(e) General Standards Security Lighting: (1) Outdoor luminaires used for security lighting shall not exceed a maximum output of 2,600 lumens per luminaire. (2) Where the light output exceeds 850 lumens, motion sensors with timers programmed to turn off the light(s) no more than 10 minutes after activation must be used between 10:00 p.m. and sunrise. The foregoing does not apply to security lighting used for agricultural operations conducted on parcels within the Agricultural Exclusive (AE), Open Space (OS), and Rural Agricultural (RA) zones. (3) Where security cameras are used in conjunction with security lighting, the lighting color may exceed 3,000 Kelvin but shall be the minimum necessary for effective operation of the security camera.	Yes. The facility is equipped with security lighting featuring motion sensors to ensure safety.
Section 8109-4.7.4(g) General Standards Outdoor Recreational Facility Lighting: (1)	Yes. The facility does not have outdoor recreational lighting. KFA is equipped with

<p>Outdoor recreational facility lighting may exceed 850 lumens and 3,000 Kelvin per luminaire. Lighting levels for these facilities shall not exceed those recommended in the Lighting Handbook available online by the Illuminating Engineering Society of North America (IESNA) for the class of play (Sports Class I, II, III or IV). (2) In cases where fully-shielded luminaires would cause impairment to the visibility required for the intended recreational activity, partially-shielded luminaires and directional lighting methods may be utilized to reduce light pollution, glare and light trespass. (3) With the exception of security lighting as specified in Section 8109-4.7.4(e), and parking area lighting as specified in Section 8108-5.12, outdoor recreational facilities shall not be illuminated between 10:00 p.m. and sunrise, except to complete a recreational event or activity that is in progress as of 10:00 p.m. (4) See Section 8109-4.7.4(j) for additional lighting requirements for outdoor recreational facilities, by zone. (5) The lighting system design (including lumens, Kelvin, etc.) shall be prepared by a qualifying engineer, architect or landscape architect, in conformance with this Section 8109-4.7. (6) The proposed lighting design shall be consistent with the purpose of this section and minimize the effects of light on the environment and surrounding properties.</p>	<p>security lighting featuring motion sensors to ensure safety and standard outdoor pathway lighting that is fully shielded downward along the main pathways that are approximately 20 inches in height.</p>
<p>Section 8109-4.7.4(h) General Standards Service Station Lighting: All luminaires mounted on or recessed into the lower surface of the service station canopies shall be fully shielded and utilize flat lenses. No additional lighting is allowed on the columns of the service station.</p>	<p>Not Applicable. The proposed project is not zoned to allow the installation of a service station.</p>
<p>Section 8109-4.7.4(i) General Standards Allowable Light Trespass: Outdoor lighting shall conform to the quantitative light trespass limits shown below, measured from the property line illuminated by the light source. The more restrictive zone will apply. For example, when a commercial zone abuts a single-family residential zone, the</p>	<p>Yes. The applicant will be required to submit a Lighting Plan for all new lights to the Planning Division for review and approval (Exhibit 5, Condition No. 24).</p>

<p>light trespass limit shall be 0.1 foot-candles at the property line.</p> <p><u>Quantitative Light Trespass Limits:</u> For the Open Space (OS), Agricultural Exclusive (AE) and Rural Exclusive (RE) Zones the Horizontal- and Vertical-plane limit is 0.1 foot-candles at property lines.</p>	
<p>Section 8109-4.7.4(j) General Standards Maximum Height Allowance: (1) Luminaires affixed to structures for the purpose of lighting outdoor recreational facilities (such as for equestrian arenas, batting cages, tennis courts, basketball courts, etc.) shall not be mounted higher than 15 feet above ground level. In cases where luminaires are affixed to fences, the top of the fixture shall not be higher than the height of the fence. (2) Freestanding light fixtures used to light walkways, driveways, or hardscaping shall utilize luminaires that are no higher than two feet above ground level. Freestanding light fixtures used for commercial and industrial uses shall comply with subsection (j)(3) below. (3) All other freestanding light fixtures shall not be higher than 20 feet above ground level, unless specifically authorized by a discretionary permit granted under this Chapter.</p>	<p>Yes. The facility does not have outdoor recreational lighting. The facility is equipped with security lighting featuring motion sensors to ensure safety and standard outdoor pathway lighting that is fully shielded downward along the main pathways that are approximately 20 inches in height.</p>
<p>Section 8109-4.7.4(k) General Standards Night Lighting for Translucent or Transparent Enclosed Agriculture Structures: All night lighting within translucent or transparent enclosed structures used for ongoing agriculture or agricultural operations (e.g., greenhouses for crop production) shall use the following methods to reduce sky glow, beginning at 10:00 p.m. until sunrise: (1) Fully- or partially-shielded directional lighting; and (2) Blackout screening for the walls and roof, preventing interior night lighting from being visible outside the structure.</p>	<p>Not Applicable. There are no translucent or transparent enclosed agriculture structures associated with the proposed project</p>

Temporary Rental Unit Overlay Zone Special Use Standard

The proposed project is located within a Temporary Rental Unit (TRU) Overlay Zone and, therefore, is subject to the standards of Section 8109-4.6 of the Ventura County NCZO. In accordance with Section 8109-4.6.5.3(a) of the Ventura County NCZO, the issuance of a permit for a TRU is permissible only on properties designated by the County as a landmark or site of merit. All other existing TRUs located within this area were required to be phased out within two years following the adoption of Ordinance No. 4523 (June 19, 2018). Although the site was designated as a site of merit in December 2000, the applicant has not proposed to establish temporary rental units on the property as part of the subject CUP application. Retreat guests will be required to book overnight stays that requires the guest to acknowledge that a booking a room indicates that they are doing so with an understanding of the retreat's intent as a place to study the work/teachings of Krishnamurti (Exhibit 5, Condition No.1). Overnight guests will be limited to 20 persons. The applicant will also be subject to a compliance review by Planning staff during the CUP term to ensure compliance with their CUP conditions of approval (Exhibit 5, Condition No. 11.b).