



Welcome to Arden Oaks!

The **Arden Oaks Neighborhood Association (AONA)** welcomes you to the neighborhood. We have provided this packet to introduce you to the neighborhood.

This packet includes the following:

Message from the Association
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The History of Arden Oaks
Arden Oaks Neighborhood Preservation Area (Zoning Code)

Forms to Return

- 1. Membership Contribution**
- 2. Off Duty Sheriff Patrol Contribution**
- 3. New Resident Information**

For more information, please visit our website at

www.ardenoaks.org

Questions? Email the AONA President at
AONA.President@gmail.com



Message from the Association

Welcome to Arden Oaks, a secluded and tranquil tree-lined setting we are fortunate to call home. The Arden Oaks Neighborhood Association (AONA) is a neighborhood group which includes all residents of Arden Oaks. A volunteer Board of Directors, elected at the annual meeting, manage and organize the activities for the neighborhood and are governed by Bylaws which can be found on the web site. The goals of the Arden Oaks Neighborhood Association are:

- To foster a sense of community within our neighborhood.
- To further the personal safety and home security of all residents of our neighborhood.
- To preserve the unique qualities of the Arden Oaks neighborhood through observance of the Arden Oaks Neighborhood Preservation Area, as enacted by ordinance by Sacramento County.
- To represent our common interests by influencing policy planning in the greater Sacramento community in regard to such issues as transportation, air quality, water quality, noise, garbage disposal, law enforcement, education, and other issues of community-wide scope.

Three (3) annual events are sponsored by AONA and supported by voluntary membership dues

- **Annual Meeting** in March, as required by our Bylaws
- **4th of July Parade** through the neighborhood followed by music and games at Windemere Park
- **Neighborhood BBQ** in September

For more information about these events please visit the web site www.ardenoaks.org

AONA Board of Directors



Off-Duty Sheriff Patrol

Since September 2007, the AONA has sponsored a neighborhood security patrol program through contracting with the Sacramento County Off-duty Sheriff's Department. A majority of the neighbors participate, and the program has proven to be highly successful. The off-duty sheriffs have demonstrated conscientious, reliable, and concerned service for the residents of Arden Oaks.

The program consists of permanently assigned deputies who provide seven to eight randomly assigned shifts each week, depending upon contributions. During this time they drive through the neighborhood responding to neighbors, checking on suspicious activity, and if necessary, issuing traffic tickets or making arrests. Each shift is four hours long. Dressed in standard sheriff's uniform, the deputies drive sheriff patrol vehicles complete with a computer, radio, video, and weaponry.

The patrol program is supported by a **\$250 semi-annual contribution** from each family residing in Arden Oaks.

The benefits of contributing to the program include:

- 1) The number of weekly patrols is entirely dependent upon contributions. More contributions provide more patrols.
- 2) Access to the email address and phone number of the patrol car on duty to be used as needed. Non-paying residents do not have information or access.
- 3) The ability to request vacation or absence checks by phone or email. Upon request, the deputies will walk around your property, check for any problems, and call you or your designee if any problem is noted.
- 4) Email alerts of any problems, crimes committed or arrests that we hear about in Arden Oaks.
- 5) Inclusion of your residence on the list provided to the deputies. Except in emergency, these are the people and places supported by the patrol.
- 6) Peace of mind knowing that you are doing something extra to protect your family and property.

If you elect to participate, contact information will be provided to you.



The History of Arden Oaks

A Golden Past and Green Future

Reminisce about Sacramento's history and there is an immediate return to 1848 and the luster of the Gold Rush years, an exciting period that captured the imagination of the world and caused those who were "young at heart" to drop what they were doing and become part of the most electrifying fantasy the world has ever known. The Gold Rush made an instant state out of California and a thriving city out of Sacramento, and served as a monument to a national dream that prevails today.

As valuable as gold was for the 49ers, a century later, the late 1940s and early 1950s witnessed the beginning of a rush for land, new homes, and new businesses in Sacramento. While the cry was more subdued, this second "gold rush" caused Sacramento to flourish.

Nestled in the middle of this twentieth century real estate was an area that exemplifies the dreams that prevailed in Sacramento and today still serves as a landmark of future developments—Arden Oaks.

To fully appreciate this modern-day fantasy-come-true, one has to look at Sacramento just before the time of Marshall's gold discovery at a Coloma sawmill. In 1839, a Swiss immigrant named John Sutter founded the first inland settlement in Northern California and built his renowned Sutter's Fort, the only settlement near the Sierras.

On December 20, 1844, a Mexican land grant was made to Elias Grimes, by Manuel Micheltorena for 44,374 acres that occupied eight miles along the American River and eight and a half miles to the north. A gentleman by the name of Samuel Morris acquired and held the land from 1852 until selling it to Colonel James Ben Ali Haggin in 1870, and records indicate Haggin developed the land.

In addition, Haggin acquired hundreds of thousands of acres of so-called "desert land" in the Sacramento, San Joaquin and Kern River valleys on which he proceeded to develop extensive irrigation projects. A man of many interests, Haggin was also attracted to breeding stock in the early 1870s. Beginning on a small scale on his Sacramento land, his world-known horse-breeding empire eventually extended to his native state of Kentucky, where he developed an immense horse-breeding estate near Lexington.

Between 1881 and 1891, his horses captured most of the great racing trophies in the East and West.

In 1909, a number of the Sacramento city fathers, headed by the Chamber of Commerce, encouraged Haggin to consider the need for desirable acreage to lure easterners interested in locating in Sacramento. Sacramento's business community was overjoyed when an announcement was received on May 13, 1910 that the Minneapolis Land Company had purchased the 44,372-acre "Rancho del Paso," which had become one of the largest horse breeding farms in the world. In 1919, Del Paso Country Club was developed from a portion of this ranch.

Prominent Sacramento pioneer families such as the Theodora Robbins Bucklins, the Gallaways, and the Wrights were involved in owning the 10- to 20-acre parcels. This horse influence was also instrumental in attracting Steve Williams, a developer, horseman and pilot, who was looking for land to develop with an appeal to those who loved the open spaces and desired room for horses.

Williams purchased 1,800 acres in 1945 that embraced the Arden Park and Arden Manor sections. He then sold most of the land except 435 acres that we know today as Arden Oaks. His dream was to develop estate-size lots bounded with horse trails. On August 16, 1945 this dream was realized with the recording of the 60-lot Arden Oaks, Unit 1, which featured horse lots ranging from 0.8 to 3 acres that sold from \$2,800 to \$9,000.

There was such a demand for estate-sized lots averaging from one half to several acres that between December 1945 and June 1954, Arden Oaks, Units 2 through 6, added close to 200 more lots to the section. According to Williams, all of the lots were sold in a short time. Later units were divided into smaller parcels for those who did not have an interest in horse zoning.

The first Arden Oaks home was built in 1951 on Meadow Lane, and Unit 1 was completely filled by 1955. Childhood here in the 1950s consisted of roaming the creeks for toads, playing kick-the-can in the wide-open fields under the stars, riding horses on the open pastures and trails in between lots, culminating in trick-or-treating with a Halloween bonfire on Rockwood and celebrating the holidays with candlelight caroling throughout the neighborhood transported in a rented U-haul trailer.

Early zoning and controls by the Arden Oaks Neighborhood Association established restrictions that enhanced the value of the area, such as proclaiming that no parcel can be divided more than twice and each lot must contain a minimum of 30,000 square feet.

By the 1970s, Arden Oaks had evolved into one of the most desirable North Area locations with a predominance of homes in the \$125,000 to \$400,000 range featuring tennis courts, swimming pools and secluded park-like settings. There remained quaintness in the streets lined with mailboxes where a country-like atmosphere prevailed. Watt Avenue, Arden Way, and Eastern Avenue shielded homeowners from mushrooming commercial development that bordered this residential oasis.

During the 1980s and 1990s, Arden Oaks began to evolve from open fields and horse trails peppered with 30-year-old ranch-style homes into a sophisticated neighborhood of multi-level luxury estates. The new millennium continued with multi-million dollar teardowns, renovations, and new home construction just minutes from excellent schools, dining, and shopping.

Today, only 12 miles from where the historic Sutter's Fort stands as a landmark of Sacramento's early development, Arden Oaks exemplifies modern-day living with panache. With a natural environment where songbirds abound and wild turkeys roam, Arden Oaks offers a tranquil setting amidst majestic trees and free-flowing creeks that eventually make their way to the American River.

An early American spirit still prevails in this secluded neighborhood. Each year Arden Oaks families gather together for their own Fourth of July 4 parade and picnic. They come clad in their red, white, and blue and some sporting their Model A's and T's, bicycles, skateboards and motorized bikes and carts adorned with streamers, flags, and balloons. Commencing on Rockwood near the former residence of developer, Steve Williams, the parade proceeds through the neighborhood with a mid-way stop for homemade root beer, and the festivities culminate at Windemere Park, where friends, families, and neighbors enjoy a watermelon feed, pie-eating contest, water-balloon toss, three-legged race, and live music by neighborhood musicians. And at the end of every summer, the neighbors have one huge block party, where all residents are invited to a neighborhood, sit-down barbecue.

Residents of Arden Oaks have struck "gold" with peaceful living in this neighborhood and cherish the "green" of a secluded and tranquil tree-lined oasis, tucked away from the freeways and frenzy of the 21st century.

Compiled by Ilene Kuzel, 1977

Updated by Tom and Nancy Harvey, 2011

Edited by Joyce Hsiao, 2019

Zoning Code of Sacramento County

Chapter 31, Article 1

ARDEN OAKS NEIGHBORHOOD PRESERVATION AREA

531-10. INTENT. It is the intent of the Board of Supervisors in adopting this Neighborhood Preservation Ordinance to preserve and protect the existing single family residential estate atmosphere of the property described in Section 531-16, to preserve the unique social, architectural and environmental characteristics of the Arden Oaks area, and to prevent further encroachment of commercial uses in the area.

531-11. DEVELOPMENT STANDARDS. The uses, conditions and development standards applicable to the property described in Section 531-16, as well as any additional standards included in this section. Any change in zoning to a newly adopted residential land use shall, in order to satisfy the intent of this Ordinance, maintain the following development standards:

1. Lot Area. Each lot shall have a minimum net area of 30,000 square feet.
2. Lot Width. Each lot shall have a minimum width and public street frontage of one hundred and ten (110) feet. The width and frontage for lots fronting on a curved street or curved portion of a cul-de-sac street shall be measured along a chord located fifty (50) feet from the edge of the street right-of-way.
3. Height. No structures shall exceed two (2) stories and 30 feet in height.
4. Yard Area / Setback Requirements.
 - a. Primary Residence and Habitable Accessory Structures. No primary residence or habitable accessory structures shall be constructed, extended, or moved onto any lot unless the following yards are maintained.
 1. Front yard of not less than fifty (50) feet.
 2. Rear yard of not less than thirty-five (35) feet.
 3. Side yards of not less than twenty (20) feet for a single story residence or habitable accessory structure or from the single story portion of a two story residence, and thirty (30) feet for a two story residence.
 4. Side street yards of not less than twenty-five (25) feet for a single story residence or habitable accessory structure or from the single story portion of a two story residence, and thirty (30) feet for a two story residence.
 - b. Accessory Structures. Non-habitable accessory structures described in Section 5.4.5 of the Sacramento County Zoning Code, shall not be located within a required front or side yard, or within twenty (20) feet of a side or rear property line. Examples of non-habitable accessory structures include, but are not limited to: pools, pool equipment, tennis/sports courts, and

sheds. Fences under seven (7) feet in height shall maintain setbacks as provided in Table 5.10 of the Sacramento County Zoning Code.

- c. **Border Properties.** Properties identified as Border Parcels as illustrated in Section 531-16 shall be required to meet the yard area requirements contained in Section 531-11 of this Ordinance. However, a rear or side yard area that is adjacent to Arden Way, Watt Avenue, or property outside of the Arden Oaks NPA boundary shall be regulated by the provisions of Section 5.4.5 of the Sacramento County Zoning Code as it relates to setbacks for non-habitable accessory structures.

5. Uses permitted, and uses permitted subject to the issuance of a conditional use permit by the appropriate authority in the RD-2 Zone, shall be permitted subject to the conditions in this NPA, except that those uses designated as "institutional uses" in the Zoning Code shall require a minimum lot size of three (3) acres.

531-12. VIOLATIONS. Violation of the provisions of this Ordinance, or exhibits made part of this Ordinance, shall be deemed a violation of Sacramento County Zoning Code, Section 6.6.8.

531-13. VARIANCES. The variance provisions of Section 6.5.1 of the Sacramento County Zoning Code shall apply to this Ordinance, except that the Board of Supervisors shall be the appropriate authority to hear and decide all variances.

531-14. CONTINUANCE OF NONCONFORMING USES. The continuance of uses made nonconforming by the adoption of this Ordinance shall be permitted to continue, pursuant to the provisions of Section 1.9 of the Sacramento County Zoning Code.

531-15. FINDINGS. During the public hearings on this Ordinance, the Planning Commission and the Board of Supervisors determined that:

- a) The area described in Section 531-16 is a unique area of winding streets and large wide lots and a spacious estate-type atmosphere. The 110-foot lot width requirement is necessary to prevent lot splits and preserve the unique characteristics of the neighborhood.
- b) The Arden Oaks neighborhood is of sufficient size to constitute an identifiable neighborhood.
- c) This NPA zone is reasonable and will not cause undue hardship for any of the property owners, since the majority of the existing lots in this area meet the development requirements of this Ordinance.
- d) It is in the best interest of the residents of Arden Oaks and the County of Sacramento that the character of the existing single family residential neighborhood be preserved, protected and maintained, and that therefore development not consistent with this NPA is incompatible with the character of the area and the needs of the people of the County of Sacramento.

Effective August 19, 2017

Membership Contribution

The Arden Oaks Neighborhood Association (AONA) invites you to become a supporting member. The AONA manages the Security program (separate fee required), sponsors the Annual Meeting, the 4th of July parade, the Fall Barbecue, hosts the website, and creates the newsletter – the ACORN.

We encourage you to support these activities through your participation and annual contribution.

AONA Membership Contribution

Name(s): _____

Address: _____

Email: _____

Email : _____

Phone: _____

Phone: _____

Please remit \$50 (or more) annual contribution along with this completed form to:

AONA
P.O. Box 60313
Sacramento, CA 95860

AONA Off-Duty Sheriff Patrol Contribution

Billing periods are twice a year,
from January 1 through June 30
and from July 1 through December 31.

If you are joining in the middle of a billing cycle,
please feel free to pro-rate the amount.

Include emails of all those who wish to be notified about security issues.

AONA Off-Duty Patrol Contribution

Name(s): _____

Address: _____

Email: _____

Email: _____

Phone: _____

Phone: _____

Please remit your \$250 (or more) semi-annual contribution along
with this completed form to:

**AONA Security
P.O. Box 60313
Sacramento, CA 95860**

New Resident Information

One of the most important things we do is help connect neighbors to each other. There is a section on the Arden Oaks website that introduces new neighbors. If you would like to be included in this section, please let us know a bit about you and your family. Posting will be on the website for a limited time only, as we remove all dated information once or twice a year.

Move-In Date: _____

First and Last Name(s): _____

Address: _____

Children:	Name	School

What you do for a living, whom you work for, something else about yourself, or anything else you care to share with your neighbors.

Please mail this completed form to:

**AONA
P.O. Box 60313
Sacramento, CA 95860**