

# AESTHETIC RESOURCES

OXNARD GENERAL PLAN UPDATE 2020

An aesthetic or visual resource is a broad term used to identify the particular scenic qualities that define a place or landscape. The Planning Area is defined by several natural and human-made aesthetic resources, including open spaces, beaches and coastline, agricultural areas, low rise commercial and residential development, as well as tall buildings which are visible in the City's skyline. Key view corridors include local waterways, agricultural open space, beaches, roadways, in addition to a variety of urban landscapes. Each of these is discussed below.



**Local Waterways.** The primary waterway in the Planning Area is the Santa Clara River, which forms a strong natural boundary north of the City. Extensive patches of high-quality riparian habitat, totaling over 4,000 acres, are present along the entire length of the river, whose large sediment deposits contribute greatly to beaches west of the City. Numerous smaller waterways also traverse the Planning Area (including Beardsley Wash, Revolon Channel, etc.) and provide valuable natural scenery, recreational areas, and wildlife habitat. Many of these local waterways are visible from several view points including local roadways.



**Agricultural Open Space.** There are approximately 26,800 acres of open space and recreational areas within the planning area, most under agricultural production (91 percent) and located outside the incorporated city limits. The abundance of open space creates a unique urban pattern as these resources delineate the City's boundaries. The western and southern edges are framed by the Pacific Ocean, the northwestern edge by the Santa Clara River, and the northeastern and eastern sides by the area associated with the Oxnard-Camarillo Greenbelt Agreement.

Bounded on the south and west by the Pacific Ocean, beaches are plentiful and provide significant contributions to open space within the City. Developed beaches include the McGrath State Beach and Oxnard Beach, with undeveloped sites including Mandalay State Beach and Ormond Beach. Significant natural features within these beaches include dunes, wetlands, and animal habitats. The beaches along the City's coastline are recognized as Oxnard's primary natural resources providing unique recreational opportunities and scenic views. In addition to these coastal

resources, the Santa Clara River and its floodplain form a strong natural boundary to the northern portion of the City.



The City of Oxnard, along with the Cities of Camarillo and Ventura and the County of Ventura, is party to the Oxnard-Camarillo and Oxnard-Ventura Greenbelt Agreements. These agreements contribute to the preservation of a large agricultural area extending outside the planning area (approximately 29,460 acres). These areas provide a buffer between Oxnard and Camarillo to the east and Oxnard and Ventura to the northwest.



**Beaches and Coastline.** The Planning Area's beaches and coastline are recognized as the City's primary natural scenic resource, with three State beaches located within the Planning Area: McGrath State Beach, Oxnard State Beach and Mandalay Beach State Park. Local and State beaches provide unique views of the Pacific Ocean and the offshore Channel Islands on clear days. Other visual resources in the Coastal Zone include tall sand dunes near Mandalay Beach and the wetlands in the Ormond Beach area. In order to preserve the aesthetic quality of the Planning Area's coastline, the City's Coastal Land Use Plan greatly regulates development along the Coastal Zone.



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**Scenic Highways/Roadways.** According to the Caltrans Map of Designated Scenic Routes, there are no official state-designated routes in the Planning Area. However, State Route 1, which runs through the City of Oxnard, is under consideration. The City, in conjunction with Ventura County and the City of Port Hueneme has selected routes for the City's Scenic Highway System.

Some of these routes are summarized below:

- Los Angeles Avenue through Oxnard's Sphere of Influence
- Vineyard Avenue between Los Angeles Avenue and Patterson Road
- Oxnard Boulevard/Pacific Coast Highway between U.S. Route 101 (Ventura Freeway) and Point Mugu
- Victoria Avenue between the Santa Clara River and Channel Islands Boulevard, continuing east on Channel Islands Boulevard to Victoria Avenue
- U.S. Route 101 through Oxnard's Sphere of Influence
- Fifth Street between Mandalay Beach Road and Revolon Slough
- Central Avenue between Vineyard Avenue and Santa Clara Avenue
- Santa Clara Avenue between U.S. Route 101 and the Sphere of Influence boundary
- Gonzales Road between Harbor Boulevard and Del Norte Boulevard  
Wooley Road between Harbor Boulevard and Rice Avenue
- Channel Islands Boulevard between Ventura Road and Rice Avenue
- Pleasant Valley Road between Port Hueneme city limits and State Route 1 (Pacific Coast Highway)
- Hueneme Road between Port Hueneme city limits and State Route 1 (Pacific Coast Highway)
- Del Norte Boulevard between U.S. Route 101 and Fifth Street
- Rose Avenue between U.S. Route 101 and State Route 1 (Pacific Coast Highway)
- Rice Avenue between U.S. Route 101 and State Route 1 (Pacific Coast Highway)
- Saviers Road between Oxnard Boulevard and Channel Islands Boulevard
- Ventura Road between U.S. Route 101 and Teakwood Street
- Patterson Road between Fifth Street and Hemlock Street and between Vineyard Avenue and Doris Avenue
- Doris Avenue between Victoria Avenue and Patterson Road

Typical motorist views throughout the Planning Area, range from foreground (0 to ½ mile), to middle ground (1/2 mile to 2 miles), to background (greater than 2 miles). Owing to the flat topography, views within the urban center are generally limited to foreground elements such as houses, stores, factories, and streetscapes. However background views of the Coastal Mountain Range are also possible along several roadways.



**Urban Landscapes.** The City's urban landscape is also considered an important aesthetic resource. As previously described, the City has clustered urban development in smaller compact core areas, with several neighborhoods maintaining many of their original architectural features. Park or plaza features also provide important open space areas within these neighborhoods.



Architectural style helps create a distinct identity for a single development, neighborhood, or entire community. Most downtown areas possess a variety of architectural styles that mirror the community's historical development and incremental development pattern, and Oxnard is no different. A unique representation of the City's historical past, from initial development to the present, Oxnard's diversity is a reflection of the community's heritage and long-standing variety of cultural backgrounds.

