

Rancho Sueños Somos
8560 Ocean View Drive
Rincon Mountain, California

Location and Views

Located halfway between Ventura and Santa Barbara, Rincon Mountain is part of the California coastal mountain range. Gated and partially fenced, Rancho Suenos Somos (Ranch of Dreams) comprises 44.75 acres of the mountain top, with extraordinary views in all directions, containing large flat and gently sloping areas able to accommodate a wide variety of building, equestrian, planting and other improvement possibilities.

The majority of the property enjoys at least a 180-degree ocean and shoreline view of the Channel Islands Santa Barbara, Anacapa, Santa Cruz, Santa Rosa and San Miguel as well as the coastal communities of Carpinteria and Santa Barbara. The closest, most intimate view is of the Rincon Point surf break, one of America's most famous surfing spots and referred to as the "Queen of the Coast." To the north and east, the broad expanse of the Los Padres Mountain Range, the city of Ojai and Lake Casitas are all within sight. Not many properties can boast of having views of the Pacific Ocean and Lake Casitas, Santa Barbara and Ojai.

This property is ideal for ocean lovers, nature lovers, equestrians, dreamers, city folk and others who long to enjoy the privilege of total privacy and tranquility within their own realm, while still being within minutes of Ojai, Carpinteria or Santa Barbara and barely an hour from Los Angeles. Bordering Rancho Suenos Somos is the historic Haley Ranch, with 12,000 acres of open space, extending to the far side of Lake Casitas.

Driving Times

- Santa Barbara – 20 minutes
- Carpinteria – 10 minutes
- Ojai – 20 minutes
- Los Angeles – 55 minutes

Property Description

Rancho Suenos Somos incorporates much usable land, including at least four building sites that have been geologist approved for construction. Private trails and roads meander throughout the property, and the Ventura County Resource Management Agency has pre-approved subdivision of the land into two approximately equal sized parcels, reducing the

zoning from Open Space 40 Acres to Open Space 20, which makes the property a rare residential and investment opportunity.

The possibilities for development are many: barns, stables, art studios, pools, tennis courts, gardens, private orchards, and pastures. The terrain is suitable for an extensive residential compound, spiritual retreat, horse ranch, etc. The terrain is suitable for an extensive residential compound, spiritual retreat, horse ranch, etc.

There is no street noise and there are no greenhouses within view. The surrounding properties are avocado orchards, ranches and open space. The land has never been developed, except for a small family orchard and a 25-acre apricot orchard. Much of the land is fenced, which provides safe horseback riding for kids.

Utilities

Underground utilities include two electric meters, telephone and cable lines ready to be hooked up and two water meters with generous allocations: Casitas Municipal Water Company (30 acre feet per year) and Rincon Water and Road Works (7 acre feet per year).

Flora and Fauna

Besides the orchard trees, native plants include elderberry trees, lemonade bush, coyote bush, purple sage, Indian paint brush, fields of Lupine, Matillaja poppies, Monkey flower, California poppy and many more. Occasionally seen are: mule deer, bobcats, coyotes, hawks, falcons and fox. Often seen are: cottontail rabbits, roadrunners and quail. Sharp-eyed observers can see California Gray Whales on their journeys to the south and north.

Joaquin Murrieta's Treasure

One of the inspirations for the fictional character of Zorro was legendary 19th century hero/bandit, Joaquin Murrieta, who was also mentioned in works by Isabel Allende and Pablo Neruda and other literary figures. Local lore places his buried gold in an inaccessible canyon with an entrance on Rancho Suenos Somos. Most believe the real treasure here is in the land itself and the priceless views.