Kingvale Recreational Resort
Soda Springs, California

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Introduction

View of property along Highway 80 with Parking and Restaurant

The Kingvale Recreational Resort property consists of 297 forested acres, and is located just off of the Kingvale exit on Highway 80, approximately 8 miles from the Donner Summit. There are a variety of current recreational uses of the land, and there are some incredible expansion opportunities as well.

This land lies adjacent to the Tahoe National Forest, and there are existing trails that gain access to close by Cascade Lakes, and Long Lake. The proposed trail system from Auburn, CA to Truckee, CA goes through the property as well.

With approximately 30,000 cars and over 6,000 trucks passing over Donner Summit on a daily basis, this property is in a prime location to take advantage of Northern Californians' quest for recreation and adventure.

The property is also rich in natural resources, including pine, cedar, and douglas fir species of trees, there are several springs that feed the owner's 90,000 gallon water storage tank, and the owners have a permit to mine surface granite boulders for high-end landscaping.

Size and Description

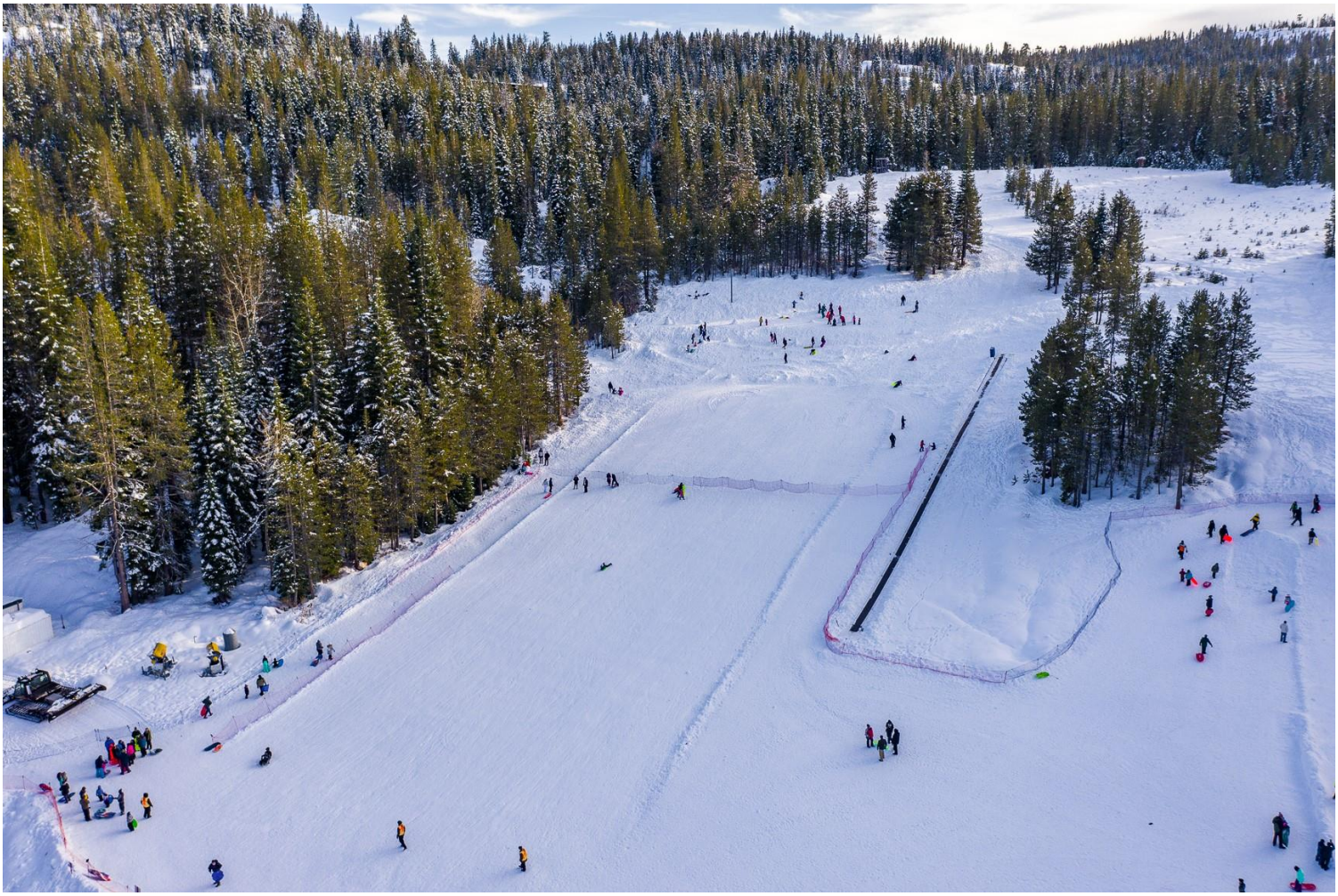
Aerial view of property showing train track route that border the South side.

The property consists of five (5) parcels in both Placer and Nevada Counties. The property has several different zoning designations, which lend it to both recreational and commercial uses.

Placer County Parcels:	**Nevada County Parcels:**
069-010-051, 66.3 acres zoned TPZ	47-120-36, 38.47 acres zoned FR160
069-010-052, 80.5 acres zoned RES	47-010-25, 4.62 acres zoned FR160
069-010-044, 108.1 acres zoned TPZ	

The property sits at 6200 ft elevation, and it is adjacent to the Tahoe National Forest to the South and West. The TPZ zoning provides several advantageous land uses such as ag, resources, and open space (timber harvest, mining), recreation (campgrounds, ski facilities, temporary events), residential (caretaker and employee housing, home occupations, temporary housing).

Sledding and Inner-Tubing Hill



Sledding and Inner-tubing Hill

While most people think of the Tahoe region's world-class skiing resorts, the high cost of equipment, and lift tickets present an economic barrier for many working-class families in the San Francisco Bay area and the greater Sacramento metropolitan area. This makes sledding and inner-tubing much more attractive for families that want to enjoy the Sierra Nevada's snow packed recreational wonderland, yet have limited disposable income that would otherwise rule out Tahoe's higher end resorts.

With two separate "carpet lifts," and snow making equipment, plus the abundant sources of water on the property, the season for sledding can be maximized. Given its proximity right on Interstate 80, where 30,000 cars and 6,000 semi-trucks pass by daily, the opportunity here is a perfect set-up to expand and operate a year round recreational resort.

Since the acquisition of the property was completed, the owners have made several improvements to the land including expansion of on-site parking, a ticket shack, public restrooms, and a septic system.

Equipment With Sale

The sale of the property will include an inventory of equipment used to run the wintertime resort operations. This includes two carpet lifts (one is currently installed and running, and the second carpet lift will be installed and permitted at a location the new owner elects to have it placed), two sno-cats, a snow plow, a loader, and a backhoe.

There is an on-site 90,000 gallon water storage tank, which is fed by 4 or 5 underground springs, and can be used to feed the three (3) on-site snow guns, thus expanding the operational season of the sledding hill. In addition to the above, the owners will leave their inventory of innertubes.

In 2018, the resort only ran on the weekends, and they grossed over $500,000 with this limited operational schedule. With the expansion of on-site parking, and given 7 day per week operation, the commercial potential for this resort is tremendous.

Equipment Consessionaire

There has been a concessionaire on-site year-round, who offers equipment rentals and guided tours for the adventuresome client. In the summertime, they offer a fleet of ATVs, Razors, and dirt-bikes, and in the winter time they offer snowmobile rentals.

Summertime Campsites

On the West side of the property, away from the action of the ATV and dirt-bikes, the owners have created a road system accessible by RVs, trucks and automobiles, and they have built over a dozen established campsites.

Campers will enjoy hiking in the forest, with easy access to Tahoe National Forest, fishing in the nearby mountain lakes, or they can simply enjoy the great outdoors - taking in peace and quiet, and marveling at the views of the Sierra Nevada Mountains.

Given the fact that the Kingvale exit is on the West side of the Donner Summit, this is a very easy destination to reach. This close proximity to Sacramento and the Bay Area reduces drive-time and maximizes visitors' recreational enjoyment and relaxation.

As the Cisco Grove camp site is closing, this location would represent the only public camping on the West side of the Donner Summit.

Pizza Restaurant

The owners have a 20 year lease on the Pizza Restaurant at the entrance to the property, and the lease will convey with the property. The lease of the restaurant is $800 per month, so the potential to increase revenues on-site through food and beverage services is tremendous.

Additional Revenue Stream Opportunities

The natural slope of the land also lends itself to an ideal location for a zip line tour outfit. There are established fire roads that take you to the top of the property, and from there, you have 297 acres of forested land on which to build a world class zip line course, or a high ropes course. These are very popular activities with both adventure-oriented individuals, or as team-building opportunities for corporations.

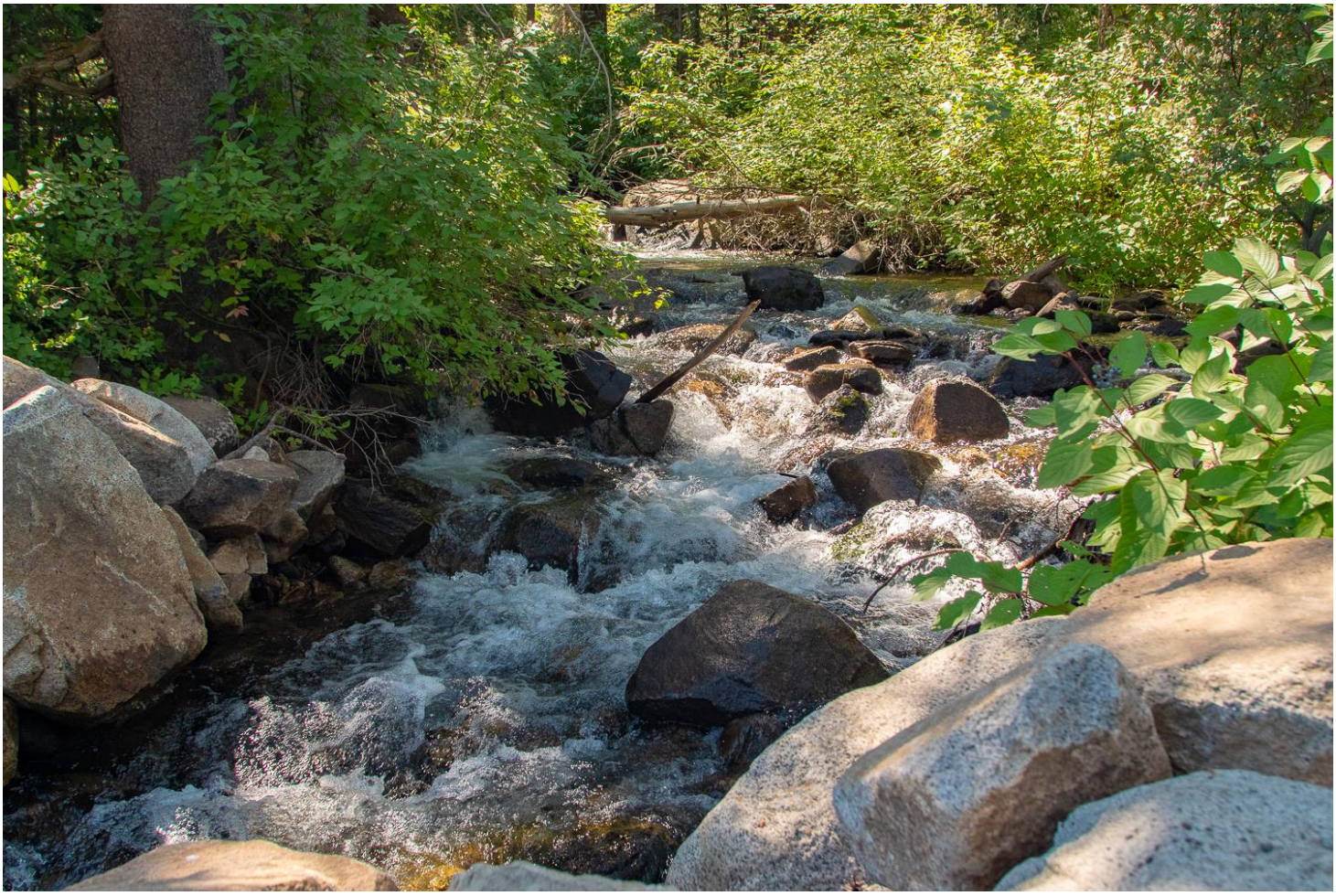
Guided Horseback Rental Tours

The property is also the former site of a guided horseback rental outfit, who led riders into the adjacent Tahoe National Forest, and near by Cascade Lakes, and Long Lake. This is a wonderful opportunity for people to experience the Sierra Nevadas on horseback, much like the pioneers who first populated the area.

E-Bike Rentals and Flow Trail

In the fall of 2019 an e-bike rental event took place at the property, which proved to be very popular – with minimal advertising or marketing. They demoed both electric mountain bikes, as well as electric dirt-bikes, and customers enjoyed exploring the road system, as well as the flow trail that was cut into the sledding hill.

Natural Resources



Tributary Creek to Yuba River

As water is the new gold, this property is the Mother Lode. There are several established springs, all piped together to fill the owners' 90,000 gallon water tank on-site. There is also an artesian wall that flows at approximately 50 Gallons Per Minute.

Pla Vada 120,000 gallon water tank

The neighboring Pla Vada community has an easement at the property for their 120,000 gallon water storage tank, as well as pipeline, to provide water to the residential community on the other side of Highway 80.

Natural Resources

Timber Stand

Two of the parcels on this property, totaling 175 acres, are zoned TPZ, whose intent is for the growing and harvesting of timber. This property has been historically logged commercially, and the owners do have a current timber management plan. In this region of the Sierra Nevada Mountains, the common tree species are pine, cedar, and Douglas-fir.

The owners have also historically had a permit to sell Christmas Trees to the public.

Natural Resources

In addition to the abundance of water and timber, the owners also have a permit to mine surface rocks. These granite boulders are very popular for landscaping projects, whether implemented for decorative accent pieces or used as part of retaining walls.

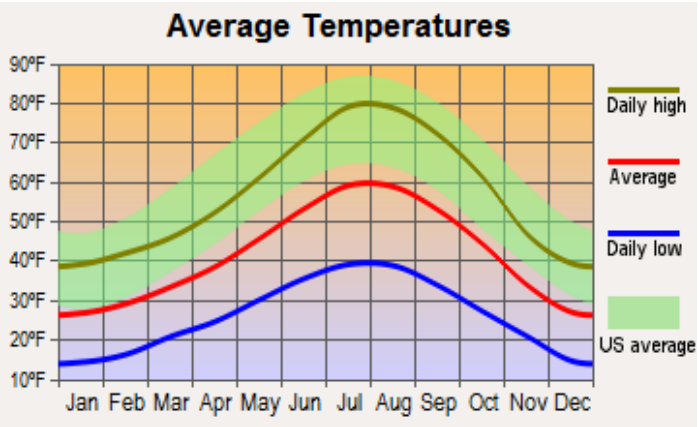
Given the interest in developing a hiking and biking trail system from Auburn, CA to Truckee, CA, there is also the possibility of approaching Placer County about an easement for the planned trail to traverse through this 297 acre property. Coupled with the fact that this property is so easily accessible from Highway 80, and has on-site parking, this would be a very logical location for a trailhead that would open the Tahoe National Forest, Cascade and Long Lakes, to the general public.

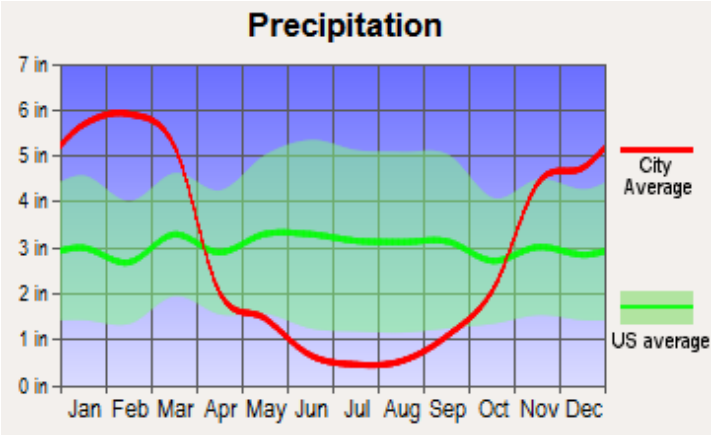
Kingvale and Weather

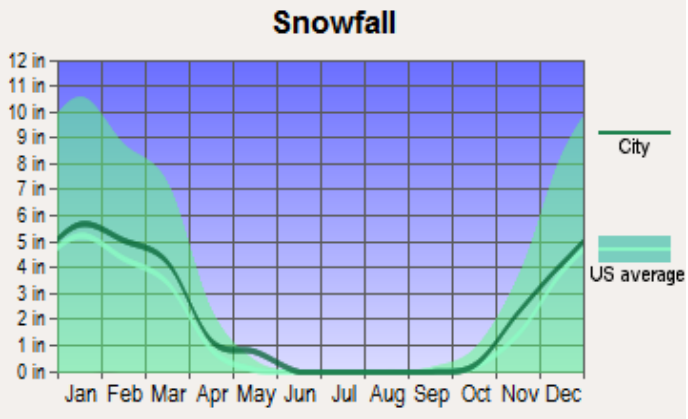
From the Wikipedia Website:

Kingvale is a census-designated place (CDP)[2] in Placer County and Nevada County, California, United States.[3] The CDP straddles the border of the two counties, with Nevada County to the north and Placer County to the south. It is located near Soda Springs,[4] 5.5 mi (8.9 km) west of Donner Pass. Kingvale was listed on an official map as of 1955.[5] The population was 143 at the 2010 census.

From the City-Data Website (for Donner, CA):







As stated on the Placer County website:

Feel the fascination and experience the adventure within Placer's 1400 square miles of the most beautifully diverse geography in Northern California. Placer County is a continent within a county because of its range of landscape, history, and activities. A Northern California jewel, stretching for a hundred miles, Placer County sits 132 miles northeast of San Francisco and 100 miles west of Reno.

Within its borders, picturesque farm land and Gold-Rush era towns dot the oak-covered foothills. Craggy peaks, forests, tumbling rivers and clear alpine lakes create the natural beauty of the High Country. In Placer County you can hike among pine trees, raft the glorious rivers, mountain bike in the endurance capital of the world and then picnic under live oaks with a bottle of Mediterranean style wine, all in one day.

Outdoor enthusiasts revel at the county's abundance of year-round recreational activities. Culture seekers marvel at the array of artisans, galleries and events. Wine connoisseurs, craft beer aficionados, foodies, shoppers, and history buffs all delight in the bounty of Placer County.

Whether you come for lunch or a lifetime, we invite you to visit, discover, and savor Placer County.

Offering Price

Please call us for a price.

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