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TESORO VIEJO FAQs

Where is Tesoro Viejo located?

Tesoro Viejo is conveniently located east of Hwy 41 at Town Center Blvd. in Madera, just minutes north of Fresno and the area's most desirable dining and shopping including River Park, Villagio and Park Crossing Shopping Centers.

What does Tesoro Viejo mean?

There is a richness in the land...it is an old treasure...thus its name, Tesoro Viejo, which translated from Spanish means "old treasure".

What is Tesoro Viejo?

More than a residential development, Tesoro Viejo is a 1,600-acre master planned community located in southeast Madera County.

As the centerpiece of Madera County's Rio Mesa Area Plan, Tesoro Viejo will be realized as a new town, which is presently planned to include nine distinct residential villages plus a business park and a vibrant town center.

If developed as currently intended, Tesoro Viejo will feature up to 5,190 single and multi-family homes, more than three million square feet of non-residential development, including offices, shops, restaurants, healthcare facilities, and various civic places.

In addition, amenities at the Tesoro Viejo project include an extensive trail system, approximately 400 acres of open space, including neighborhood parks, recreation areas, passive and preserved natural open spaces.

What makes Tesoro Viejo different from other residential developments in the area?

Tesoro Viejo takes its cues from the land with its unique topography, rolling hills, arroyos, wetlands, and access to the beautiful San Joaquin River.

Tesoro Viejo has been thoughtfully designed to retain the best qualities of the land in terms of natural beauty, sustainable planning and agricultural values.

The community features nearly 200 acres of permanently preserved natural open spaces specifically located around natural drainage and linked by public trails, plus an additional 200 acres or more of neighborhood parks and recreational areas.

As a pedestrian-friendly master-planned community, Tesoro Viejo is planned to include and feature, among other things, a vibrant Town Center with a true small town feel and charming neighborhoods with tree-shaded sidewalks.

The planned mix of private residences, office space, recreation centers and commercial use quite literally makes Tesoro Viejo a place where residents can live, work, and play.

What are the barn and water tower located at Hwy 41 and Town Center Blvd.?

The barn and water tower pay homage to the agricultural roots of the area and the families behind Tesoro Viejo.

As Tesoro Viejo is also a working farm, both buildings are used for ongoing farming operations.

When will Tesoro Viejo master-planned community be built-out?

Tesoro Viejo Development currently estimates completion within 15 years.

Will there be a homeowner's association?

Yes. It is currently anticipated that Homeowner Association dues will cover social events and activities, on-site management and activities staff, internet service to each home along with maintenance of all common areas, including neighborhood parks, agricultural vignettes, as well as maintenance and access to use clubhouse(s) and pools.

What school district is planned to serve Tesoro Viejo?

Based on the information currently provided to Tesoro Viejo Development, the Chawanakee Unified School District <http://chawanakee.k12.ca.us/> will be the local school district planned to serve the residents of Tesoro Viejo.

Tesoro Viejo Development understands that the Chawanakee Unified School District is an award-winning school district that serves eastern Madera County.

The district has been recognized by the California School Board Association as a Golden Bell Award Winner for Excellence and its schools have earned numerous academic and athletic distinctions.

Will new schools be built?

Hillside Elementary School, located in the heart of the Hillside Village, opened for the 2018-2019 school year and serves students from transitional kindergarten through 8th grade.

In addition, Tesoro Viejo Development understands that Chawanakee Unified will build a future K-12 education center also planned to serve Tesoro Viejo that will include an elementary school to serve students in transitional kindergarten through 8th grade and the future Rio Mesa High School to service students ninth through twelfth grade. In the meantime, high school students will attend Minarets High School.

How is Chawanakee pronounced and what does the name mean?

Chawanakee Unified (pronounced, CHA-WAHN-A-KEY) is named after Chawanakee Flats, one of the largest Indian settlements located where Big Creek intersects with the San Joaquin River. The district's name honors the cultural impact of the North Fork Mono Indians and many other tribes on the region.

What types of residences will be offered?

Tesoro Viejo is purposely designed to serve as a welcoming community for a variety of people offering a diversity of lifestyle and living choices including lofts and multi-family complexes, single family homes, and large homes sites for custom homes.

What is the first village to be built at Tesoro Viejo?

Hillside Village will be the first village to be built at Tesoro Viejo. Set on a hillside just north of the Madera Canal, Hillside Village has been designed to capture the scenic views of the dramatic Sierra Nevada Mountains and the Valley below.

What type of homes will be offered at Hillside Village?

Hillside Village has been designed to establish a balanced community by providing a wide range of housing choices to encourage a true blending of generations. The village will feature up to 8 different products with a multitude of styles and lot sizes.

What amenities are planned at Hillside Village?

- “Ranch House”, the resort-style community clubhouse/recreation center with pools, splash pad, cabanas and fitness room
- Hillside Elementary School with grades TK-8
- Martin Morgan Amphitheater

- Neighborhood Parks
- About 3 miles of scenic trails that surround the village
- Preserved natural open space

What is the Ranch House?

The Ranch House includes a large swimming pool, separate children’s pool, (2) spa pools, resort-style cabanas, pool lounges, poolside showers and restrooms, fitness room with state-of-the-art equipment, BBQ area, and dining areas. Room rentals and event lawn are available for private parties. The Ranch House will be owned and operated by the Tesoro Viejo Maintenance Corporation and is for the use by residents and their guests.

What retail and commercial uses are planned for Tesoro Viejo?

Tesoro Viejo is planned for more than three million square feet of non-residential development within the Tesoro Viejo Business Park, Plaza Village, and Town Center.

Construction is now underway for the Town Center located within Tesoro Viejo near Highway 41.

Phase 1 of the Town Center includes the following facilities:

- “The Hub”, Tesoro Viejo’s Welcome Center
- Madera County Fire Station No. 7
- Madera County Sheriff Substation
- Axis Coffee Bar + Eatery
- Event lawn for community gatherings and events

In addition, Phase 1 of the Town Center will include:

- Future Camarena Health & Wellness Center

And is also planned to include:

- Multi-use office space

Phase 2 of the Town Center is currently being marketed for sale providing retail and commercial opportunities, which include a fueling station, grocery store, retail, additional office space, restaurants, shops and spaces for various other professional services.

Who do we contact about leasing opportunities in the Town Center?

For leasing opportunities please contact: Tesoro Viejo Management Office at (559) 256-7003.

What kind of technology will be offered?

An agreement has been reached with Comcast[®] Cable to deliver world-class technology to all residences and businesses within Tesoro Viejo.

Tesoro Viejo Development understands that Comcast[®] is using the best practices from across the nation to bring fast and reliable service to the residents of Tesoro Viejo.

Available speeds may include up to one gigabyte services and the feasibilities of community-wide Wi-Fi is currently being explored.

Although Tesoro Viejo Development has been advised of the above-referenced information regarding the technology planned to be made available at Tesoro Viejo, Tesoro Viejo Development is not affiliated with any of the entities providing such technology services and does not make any representations regarding the availability, quality, or rate for such technology services.

What is Tesoro Viejo's source of water?

Tesoro Viejo holds a water supply agreement with the Madera Irrigation District (MID) under which MID agrees to provide a firm and guaranteed supply of surface water to the Tesoro Viejo community.

An onsite 1.5 million gallon water storage tank will provide water storage for operational, fire protection and emergency water needs.

Tesoro Viejo has built its own state-of-the-art water treatment plant, wastewater treatment and distribution facilities onsite, Tesoro Viejo Master Mutual Water Company (TWMMWC), which are being operated by California Water Service (Cal Water).

What are Tesoro Viejo's plans for water conservation?

The Tesoro Viejo community will utilize onsite, state-of-the-art water and waste water treatment facilities.

The community will make extensive use of recycled water for landscape irrigation and other non-potable uses.

The Tesoro Viejo community will also utilize state-of-the-art water conservation practices including highly efficient irrigation systems, low flow fixtures and appliances and low water use landscape designs.

All homes and community facilities are designed to the 2018 Plumbing Code permitting more precise water usage resulting in savings of millions of gallons of water.

What road improvements are planned?

Road improvements adjacent to the community include a traffic signal at State Route (SR) 41 and Tesoro Viejo Blvd / Avenue 15 and intersection improvements at SR 41 and Town Center Blvd.

Future improvements will include expansion of State Route 41 and alternative access to the Tesoro Viejo community from future Rio Mesa Boulevard.

According to the California Department of Transportation (Caltrans) website, Caltrans proposes to improve 6.1 miles of SR 41 to a four-lane expressway from 0.8 mile south of the Avenue 11 undercrossing to 1.4 miles north of Avenue 15 in Madera County, and has initiated environmental studies to assess impacts the project would have within the project area.

[Http://www.dot.ca.gov/d6/projects/madera41southexpressway](http://www.dot.ca.gov/d6/projects/madera41southexpressway)