

Cumulative Projects List (As of November-2025)

Project Name/Description	APN	Address	GP Land Use	Zoning	Acres	Residential Units	Unit Type (T/NT)	Hotel Units	Hotel Bedrooms	Commercial square feet	Parking	Other amenities	Status	Resolution / Ordinance	Ref #
Student Housing, Mammoth Lakes Foundation (UPA 2006-02)	035-010-046-000	1500 College Pkwy	IP	P-QP	1.48	74	Student Housing	N/A	N/A	N/A	112	Lounge, reception area, exercise room, storage	Approved (4-26-06); Built - Partial (26 units)	Reso PC 2006-12	A-01
Altis (DZA 12-001, TTM 12-001)	031-260-001-000 031-260-002-000 031-260-003-000	880 Bridges Ln	R	R - Altis MP	3.21	9 single family lots	T	N/A	N/A	N/A	Per size of home	None	Approved (10-3-12); Final Map Approved; 4 homes built; 5 lots vacant	Reso PC 2012-08 Reso 12-65 Ord 12-04	A-02
Eagle Lodge (DZA 2005-03, ZCA 2005-01)	032-040-012-000 032-040-008-000	3256 Meridian Blvd	R	R - Juniper Ridge MP	8.67	106 (dwelling unit equivalents)	T	N/A	N/A	TBD	TBD	Ski lodge	Approved DZA (2-21-07), Not Entitled	Reso PC 2007-01 Ord 07-01	A-03
Old Mammoth Place Amendment (DZA 15-001; VTTM 16-001; UPA 16-001; DR 16-004)	035-230-005-000 035-230-006-000 035-230-007-000	164, 202 and 248 Old Mammoth Rd	CSP	CSP	6.1	N/A	T	343	488	36,599 sf including retail and restaurant	597	Public plazas, 14,500 sf conference space; spa, pool	Approved DZA (8-3-16); Entitlements rescinded 2021	Reso PEDC 2016-11 Reso 16-48 Ord. 16-05	A-04
Mammoth Crossing (DZA 2007-01, GPA 2009-02)	Multiple	Northwest, southwest, and southeast corners Main St/Lake Mary Rd and Minaret Rd	NVSP	NVSP	9.27	66 WH (bedrooms)	T	N/A	742	40,500 sf commercial	Per North Village Specific Plan	9,000 sf conference and meeting space, pool, spa; restaurants/bars; public plaza, 100 public parking spaces in addition to those required for project	Approved DZA/GPA (10-7-09); Not entitled	Reso PC 2009-04 Reso 09-62 Reso 09-63 Ord 2009-06	A-05
Snowcreek VIII (ZCA 2006-04; Snowcreek MP Update 2007)	40-070-10, 11, 12, 13, 23, 40-140-04, and 05, and 40-160-02	Various	R	R - Snowcreek MP	237	790	T	200	400	10,000 sf hotel assoc. retail, 10,000 sf restaurants, bars/lounges	Per Snowcreek MP requirements	25,000 sf conference and meeting space, 12,900 sf spa/wellness center, 3,500 sf market; 2 nd 9 holes of Snowcreek Golf Course.	Approved MP and DA (8-5-09), Not Entitled	Reso PC 2009-03 Reso 09-46 Ord 2009-05	A-06
Mammoth Arts & Cultural Center (DR 24-004)	035-010-049-000	100 College Parkway	IP	P-QP	7.94	N/A	N/S	N/S	N/S	7,482	Per parking agreement	Attached to existing Edison Theater	Approved (5-14-25; Under construction Summer 25	Reso PEDC 2025-06	A-07
Five-Forty Mixed Use Project (TTM 18-002)	035-200-023-000	540 Old Mammoth Rd	C-2	OMR	0.67	13	T	N/A	N/A	950	45		Approved (6-12-19); Residential Completed; Commercial Entitled	Reso PEDC 2019-05	A-08
Mammoth Hotel (DR 19-003)	033-043-002-000	452 Old Mammoth Rd	C-2	OMR	1.93	N/A	N/A	164	164	12,929	185		Approved 11-13-19; Expires 11-13-26	Reso PEDC 2022-02	A-09
Villas III (TTM 21-001)	033-330-087-000	100 Callahan Way	R	R – Lodestar MP	4.07	33	T	N/A	N/A	N/A	Per MP Requirements		Approved 5-11-22; 15 Units completed; 18	Reso PEDC 2022-03	A-10

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													under construction		
Residence Inn (TTM 21-003)	039-030-014-000 033-041-011-000	94 Berner St	NVSP	NVSP	2.1	N/A	N/A	101	101		109		Approved (4-13-22); Under construction	PEDC Reso 2022-09	A-11
Terra Blanca (TTM 22-003)	033-110-003-000	3789 Main Street	C-2	MLR	.96	12	T	N/A	N/A	N/A	Per MC Requirements		Approved (11-8-22); Expires 11-8-2027	Reso PEDC 2022-22	A-12
Rockspring (TTM 24-002)	033-043-002-000 033-043-001-000 033-043-003-000	6040 Minaret Rd 6042 Minaret Rd 6060 Minaret Rd	NVSP	NVSP	2.5	118	T	N/A	N/A	N/A	141	Lounge for owners	Approved (4-10-24); Under construction Summer 2025	Reso PEDC 2024-05	A-13
TOML Civic Center (DR 23-006)	035-010-070-000	1344 Tavern Rd	IP	P-QP	2.1	N/A	N/A	N/A	N/A	19,337	49		Approved 4-10-24; Under construction Summer 2024	Reso PEDC 2024-06	A-14
Hospital Expansion (DR 24-008)	035-010-065-000	185 Sierra Park Rd	IP	P-QP	2.2	N/A	N/A	N/A	N/A	60,788	Existing Parking		Approved 4-9-2025; Under construction	Reso PEDC 2025-05	A-15
Parcel Ph II (The Kingfisher) – DR 22-003	035-290-001-000	1730 Tavern Road	HDR-1	MP – Parcel	4.68	148	NT	N/A	N/A	N/A	221		Approved 7-13-2022; Under construction Summer 2025	Reso PEDC 2022-18	A-16
Parcel Remainder (Parcel MP)			HDR-1	MP – Parcel	11.83	351	NT	N/A	N/A	N/A	Per MP Requirements		Approved MP 1-20-2021	ORD 21-01	A-17

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Tallus (TTM 36-216; TTM 13-003)	033-370-020-000	525 Obsidian Pl	R	R - Lodestar MP	7.67	9	Fractional and Whole Ownership	N/A	N/A	N/A	Per Lodestar MP & MC requirements	Clubhouse	Completed	Reso PC 2004-30 Reso PC 2005-13 Reso PEDC 2014-01	C-01
Tallus Amendment (TTM 15-002)	033-370-020-000	525 Obsidian Pl	R	R - Lodestar MP		34 units (9 SFRs; 12 duplex's; 1 transient rental unit; 1 on-site manager's unit)	Fractional and Whole Ownership	N/A	N/A	N/A	Per Lodestar MP & MC requirements	Clubhouse; on-site manager's unit	Completed	Reso PEDC-2016-05 Reso 2016-09 Ord 16-03	C-02
Snowcreek VII (TTM 36-236, UPA 2005-11)	040-040-020-000	85 Old Mammoth Rd 1254 Old Mammoth Rd	R	R - Snowcreek MP		118	T	N/A	N/A	N/A	Per Snowcreek MP requirements	Rec room	Completed	Reso PC 2006-15	C-03
Danhaki (TPM 11-001)	022-321-001-000	70 Carter St	LDR-1	RR	2.44	Subdivide one lot into 2 single family lots	NT	N/A	N/A	N/A	Per MC Requirements	N/A	Completed	Reso PEDC 2013-08	C-04
Gray Bear II (TTM 15-003; UPA 15-003; DZA 16-001)	033-330-063-000	1501 E Bear Lake Dr	R	R – Lodestar MP	6.77	25	T	N/A	N/A	N/A	Per Lodestar MP & MC requirements		Completed	Reso PEDC 2016-01	C-05
Gray Bear III (TTM 16-002)	033-330-061-000	1001 E Bear Lake Dr	R	R – Lodestar MP	4.01	8	T	N/A	N/A	N/A	Per Lodestar MP & MC requirements		Completed	Reso PEDC 2017-01	C-06
Mammoth Creek Inn Expansion (TTM 14-004)	035-170-025-000	663 Old Mammoth Rd	C-2	OMR	.78	N/A	T	12	12 new condo-hotel rooms	N/A	Per MC requirements		Completed	Reso PEDC 2014-11	C-07
Mountainside (TTM 17-001)	031-190-002-000	413 Rainbow Ln	HDR-2	RMF-2	1.67	16 (2 SFRs & 7 Duplex's)	T	N/A	N/A	N/A	Per MC Requirements		Completed	Reso PEDC 2017-14	C-08
TOML Police Station (DR 15-005)	035-010-064-000	280 Thompsons Way	IP	P-QP	4.57	N/A	N/A	N/A	N/A	N/A	33	5,400 sf police station	Completed	Reso PEDC 2016-02	C-09
Hillside Highlands (DR 16-001; ADJ 16-002)	031-080-061-000 031-080-060-000 031-080-059-000	150 Hillside Dr 130 Hillside Dr 110 Canyon Blvd	NVSP	NVSP	.21 .21 .20	9	T	N/A	N/A	N/A	27		Completed	Reso PEDC 2016-08	C-10
Grocery Outlet (DR 16-012; LLA 16-002)	035-120-007-000 035-140-007-000	37 Old Mammoth Rd 77 Old Mammoth Rd	C-2	OMR	1.37	N/A	N/A	N/A	N/A	18,000	Per MC Requirements		Completed	Reso 17-65	C-11
Multi-Use Facility (DR 16-011)	040-140-001-000 040-140-002-000	686 Old Mammoth Rd	OS	P-QP	4.74	N/A	N/A	N/A	N/A	30,000	80	Ice rink, community center, playground	Completed	Reso No. PEDC 2017-17	C-12

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Manzanita Creek (TTM 18-001)	033-135-011-000 033-135-012-000	131 and 145 Manzanita Road	HDR-1	RMF-1	0.48	5	NT	N/A	N/A	N/A	Per MC Requirements		Completed	Reso. No. PEDC 2018-05	C-13
Hillside Duplex (DR 15-003)	031-080-047-000	113 Hillside Dr	NVSP	NVSP	.2	2	T	N/A	N/A	N/A	Per NVSP Requirements	None	Completed 7/13/16	Reso PEDC 2015-08	C-14
Lakeview Townhomes (TTM 19-001)	031-110-026-000	125 Lakeview Blvd	NVSP	NVSP	0.46	6	T	N/A	N/A	N/A	Per NVSP Requirements		Completed	Reso PEDC 2020-04	C-15
Obsidian Remainder (TTM 21-002)	033-370-028-000	Obsidian Place	R	R – Lodestar MP	0.44	4	T	N/A	N/A	N/A	Per MP Requirements		Completed	Reso PEDC 2021-08	C-16
Outbound Redevelopment (DR 21-005)	035-230-005-000 035-230-006-000 035-230-007-000	64 Old Mammoth Rd 202 Old Mammoth Rd 248 Old Mammoth Rd	CSP	CSP	6.09	N/A	N/A	30	30	N/A	Per CSP Requirements (Existing parking)	Added to existing 149-room hotel	Completed	Reso PEDC 2022-06	C-17
Limelight (TTM 22-002)	033-390-007-000	132 Lake Mary Rd	NVSP	NVSP	6.91	15	T	151	151		179	Bar, Lounge, Dining Area, Retail Ski Club Lounge oriented towards guests	Completed	Reso 22-53	C-18
60 Joaquin (TTM 23-001)	033-121-035-000	60 Joaquin Rd	HDR-1	RMF-1	0.20	4	NT	N/A	N/A	N/A	Per MC Requirements		Completed Sep-2025	Reso PEDC 2023-05	C-19
Parcel Ph I (The Sawyer) – DR 20-005	035-290-002-000	62 Inyo Street	HDR-1	MP – Parcel	2.19	81	NT	N/A	N/A	2,670	113	5,700 Community Center; 0.5-acre public park	Completed Jan-2025	Reso 21-10	C-20
Holiday Haus (VTTM 36-237, UPA 2005-15)	033-110-002-000 033-110-001-000	3863 and 3905 Main St	C-1	MLR	1.55	14 Workforce	T	77	120 (market rate)	N/A	138	2,605 sf conference space, 4,380 sf outdoor patio, snow play area, indoor pool, exercise area, hot tubs	Expired 10/22/19	Reso PC 2008-13	E-01
Mammoth View (TTM 10-001)	033-082-006-000 033-082-007-000 033-082-008-000 033-082-009-000 033-082-010-000 033-082-011-000 033-082-012-000	41 Alpine Circle 11 Alpine Circle 200 Mountain Blvd 30 Viewpoint Rd 52 Viewpoint Rd 76 Viewpoint Rd 100 Viewpoint Rd	C-1	MLR	5.51	52	T	54	54	2,176 sf restaurant and bar; spa size TBD	174	Spa building, pool, picnic areas, lobby, restaurant	Expired 8/10/23	Reso PC 2011-07	E-02
Old Mammoth Place (VTTM 09-003) (DZA 15-001 & VTTM 16-001 will supersede)	035-230-005-000 035-230-006-000 035-230-007-000	164, 202 and 248 Old Mammoth Rd	CSP	CSP	6.1	N/A	T	340	488	36,500 sf including retail and restaurant	619	Public plazas, 9,500 sf conference space, spa, pool	Superseded by new entitlement	Reso PC 2010-05 Reso 10-17 Ord. 10-09	E-03

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Inn at the Village (DZA 13-001, TTM 13-002, UPA 13-003)	033-044-011-000	50 Canyon Blvd	NVSP	NVSP	1.84	N/A	T	67	67	TBD	171 (this is for all phases of 8050 and other parking agreements)	Spa, outdoor pool and Jacuzzi; pedestrian porte-cochere; pocket park; information kiosk; zen garden	Expired 1-3-23	Reso PEDC 2014-10 Reso 2014-65 Reso 2014-66 Ord 14-10	E-04
Mammoth Hillside Phase I (TTM 36-235)	031-110-027-000 033-010-002-000 033-020-010-000 033-020-011-000 033-020-021-000 033-020-033-000	107 Lakeview Blvd 106 Lake Mary Rd 5 Canyon Blvd 15 Lake Mary Rd 17 Canyon Blvd 49 Canyon Blvd	NVSP	SP - PR/SL	4.6	24 WH	T	225	3.25	5,000 sf restaurant	259	Spa/fitness area, 6,300 sf conference space, pool	Expired 7-12-22	Reso PC 2006-01 Reso PEDC 2015-09	E-05
Parking Structure NVSP (UPA 2007-02, TPM 36-226)	033-020-036-000	99 Canyon Blvd	NVSP	NVSP	1.04	N/A	N/A	N/A	N/A	N/A	300	N/A	Expired 6-13-22	Reso PC 2007-13	E-06
South Hotel (TTM 36-234)	039-030-015-000 033-041-015-000 033-041-016-000 033-043-019-000 033-043-005-000 033-043-016-000	6244 Minaret Rd 6220 Minaret Rd 111 Berner St 6180 Minaret Rd 6156 Minaret Rd 6158 Minaret Rd	NVSP	SP - PR	2.53	N/A	T	251	299	5,300 sf restaurant, 1,000 sf commercial	292	4,100 sf conference space, spa, lobby bar	Expired 6-13-23	Reso PC 2006-37	E-07
Tihana Townhomes (VTTM 36-243, UPA 2006-13)	033-122-008-000	48 Lupin St	HDR-1	RMF-1	0.54	9	NT	N/A	N/A	N/A		N/A	Expired 1-23-23	Reso PC 2008-01	E-08
Vista Point (VTTM 09-001)	033-041-011-000 039-030-014-000	94 and 151 Berner St	NVSP	SP - SL	2.1	N/A	T	28	101	N/A	60	Owners' lounge, a rooftop pool and terrace, locker rooms, and a pedestrian plaza	Superseded by new entitlement	Reso PC 2009-07	E-09
Chalet Hestia (TPM 14-001)	031-041-001-000	196 Davison Rd	HDR-2	RMF-2	.23	3	T	N/A	N/A	N/A	Per MC Requirements		Expired	Reso PEDC 2015-04	E-10
Plum (TPM 10-001; UPA 10-001)	022-400-025-000	500 Le Verne St	LDR-1	RR	4.39	4	NT	N/A	N/A	N/A	Per RR Requirements		Expired 5-11-23	Reso PC 2011-04	E-11
Ettinger Condominiums (TTM 36-244, UPA 2006-15)	022-242-014-000	2144 Old Mammoth Rd	HDR-1	RMF-1	1.09	10	NT	N/A	N/A	N/A	25	N/A	Expired 10/24/16	Reso PC 2007-21	E-12
Golden Eagle Villas (TTM 36-227; UPA 2004-24; VAR 2004-08)	039-030-011-000	1102 Forest Trail	NVSP	NVSP	.24	6	T	N/A	N/A	N/A	Per NVSP Requirements		Expired 3/23/17	Reso PC 2005-15	E-13

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Hines (TPM 36-225; UPA 2007-01)	031-140-027-000 031-140-028-000	176 Lakeview Blvd 195 Horseshoe Dr	HDR-2	RMF-2	.56	4	NT	N/A	N/A	N/A	Per MC Requirements		Expired 8/22/16	Reso PC 2007-16	E-14
Tanavista (TTM 36-240, UPA 2006-08)	033-330-047-000	5880 Minaret Rd	R	R - Lodestar MP	1.36	45	Fractional	N/A	N/A	N/A			Expired 2/14/16	Reso PC 2007-04 Ord 2007-02	E-15
Yotelpad (TTM 18-003)	033-043-002-000 033-043-001-000 033-043-003-000	6040 Minaret Rd 6042 Minaret Rd 6060 Minaret Rd	NVSP	NVSP	2.5	N/A	N/A	177	198	4,100	196		Superseded by new entitlement	Reso PEDC 2019-04	E-16
Chaparral Townhomes (TTM 19-002)	035-160-017-000	362 Chaparral Rd	HDR-1	RMF-1	0.33	6	NT	N/A	N/A	N/A	Per MC Requirements		Expired 5-13-22	Reso PEDC 2020-03	E-17
377 Manzanita (UPA 20-002)	033-150-039-000	377 Manzanita Rd	HDR-1	RMF-1	0.23	6	NT	N/A	N/A	N/A	Per MC Requirements		Expired	Reso PEDC 2022-05	E-18

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