

FOLSOM PLAN AREA BUILDING PERMIT OVERVIEW

AS OF 7/31/2022



CITY OF
FOLSOM
COMMUNITY DEVELOPMENT
DEPARTMENT

AREA	SUBDIVISION OR VILLAGE	LOT/UNIT COUNT			PERMIT ACTIVITY				
		LOTS/UNITS (TENTATIVE MAP)	FINAL MAPPED	% FINAL MAPPED	LOTS/UNITS UNDER CONST.	LOTS/UNITS W CERT OF OCC. (CO)	% FINALED (CO/TEN. LOT TOTAL)	TOTAL PERMITS ISSUED	% BUILT OUT (ISSUED PERMITS/ TEN. LOT TOTAL)
MANGINI RANCH PHASE 1	VILLAGES 1-10	1056	904	85.61%	49	855	80.97%	904	85.61%
MANGINI RANCH PHASE 1C	VILLAGES 1-4	291	291	100.00%	6	0	0.00%	6	2.06%
MANGINI RANCH PHASE 1	1E	438	N/A	N/A	0	0	0.00%	0	0.00%
MANGINI RANCH PHASE 2	VILLAGES 1-10	663	510	76.92%	172	150	22.62%	322	48.57%
MANGINI RANCH PHASE 2	ALDER CREEK APTS	265	N/A	N/A	0	0	0.00%	0	0.00%
RUSSELL RANCH PHASE 1	VILLAGES 1-8	394	394	100.00%	83	308	78.17%	391	99.24%
RUSSELL RANCH PHASE 3	NONE	242	242	100.00%	79	0	0.00%	79	32.64%
CARR TRUST	NONE	28	28	100.00%	18	10	35.71%	28	100.00%
WHITE ROCK SPRINGS RANCH	VILLAGES 1-9	395	395	100.00%	140	192	48.61%	332	84.05%
ENCLAVE AT FOLSOM RANCH	NONE	111	111	100.00%	27	79	71.17%	106	95.50%
TOLL BROTHERS PH 1A-F	NONE	590	296	50.17%	225	10	1.69%	235	39.83%
TOTALS		4473	3171	84.11%	799	1604	35.86%	2403	53.72%

MANGINI RANCH					PERMIT ACTIVITY						
AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOTS/UNITS (TENTATIVE MAP)	TOTAL PERMITS ISSUED	% BUILT OUT (ISSUED PERMITS/ TEN. LOT TOTAL)	LOTS/UNITS UNDER CONST.	LOTS/UNITS W CERT OF OCC. (CO)	% FINALED (CO/TEN. LOT TOTAL)	HOMEBUILDER
MANGINI RANCH	1	1	AZURE	SFHD	108	108	100.00%	1	107	99.07%	TAYLOR MORRISON SERVICES, INC
MANGINI RANCH	1	2	DAKOTA	SFHD	98	98	100.00%	1	97	98.98%	TAYLOR MORRISON SERVICES, INC
MANGINI RANCH	1	3	BROOKSTONE	SFHD	49	49	100.00%	19	30	61.22%	TRI POINTE HOMES, INC
MANGINI RANCH	1	4	WATERSTONE	SFHD	86	86	100.00%	0	86	100.00%	TRI POINTE HOMES, INC
MANGINI RANCH	1	5	BROOKSTONE	SFHD	87	87	100.00%	4	83	95.40%	TRI POINTE HOMES, INC
MANGINI RANCH	1	6	VILLAGE 6	SFHD	116	116	100.00%	3	113	97.41%	TAYLOR MORRISON SERVICES, INC
MANGINI RANCH	1	7	VILLAGE 7	SFHD	108	108	100.00%	4	104	96.30%	TAYLOR MORRISON SERVICES, INC
MANGINI RANCH	1	8	OAKLEAF	SFHD	78	78	100.00%	1	77	98.72%	LENNAR/CAL ATLANTIC GROUP, INC
MANGINI RANCH	1	9	COPPERWOOD	SFHD	103	103	100.00%	1	102	99.03%	LENNAR/CAL ATLANTIC GROUP, INC
MANGINI RANCH	1	10	CREEKSTONE	MLD	71	71	100.00%	15	56	78.87%	TRI POINTE HOMES, INC
MANGINI RANCH	1C	1	VILLAGE 1	MLD	100	4	4.00%	4	0	0.00%	TRI POINTE HOMES, INC
MANGINI RANCH	1C	2	VILLAGE 2	MLD	41	2	4.88%	2	0	0.00%	TRI POINTE HOMES, INC
MANGINI RANCH	1C	3	VILLAGE 3	MLD	35	0	0.00%	0	0	0.00%	TRI POINTE HOMES, INC
MANGINI RANCH	1C	4	VILLAGE 4	MLD	115	0	0.00%	0	0	0.00%	TRI POINTE HOMES, INC
MANGINI RANCH	1	1C	MANGINI PL. APTS.	MHD	152	0	0.00%	0	0	0.00%	ST. ANTON COMMUNITIES
MANGINI RANCH	1	1E	APARTMENTS	MHD	278	0	0.00%	0	0	0.00%	VAN DAELE HOMES
MANGINI RANCH	1	1E	BUNGALOWS	MMD	160	0	0.00%	0	0	0.00%	VAN DAELE HOMES
TOTALS					1785	904	50.64%	55	855	47.90%	

MANGINI RANCH					PERMIT ACTIVITY						
AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOTS/UNITS (TENTATIVE MAP)	TOTAL PERMITS ISSUED	% BUILT OUT (ISSUED PERMITS/ TEN. LOT TOTAL)	LOTS/UNITS UNDER CONST.	LOTS/UNITS W CERT OF OCC. (CO)	% FINALED (CO/TEN. LOT TOTAL)	HOMEBUILDER
MANGINI RANCH	2	1	VILLAGE 1	SFHD	88	30	34.09%	29	1	1.14%	-
MANGINI RANCH	2	2	VILLAGE 2	SFHD	74	34	45.95%	29	5	6.76%	TRI POINTE HOMES, INC
MANGINI RANCH	2	3	VILLAGE 3	SFHD	53	0	0.00%	0	0	0.00%	BEAZER HOMES
MANGINI RANCH	2	4	VILLAGE 4	SFHD	73	73	100.00%	34	39	53.42%	KB HOMES OF CA
MANGINI RANCH	2	5	VILLAGE 5	SFHD	83	0	0.00%	0	0	0.00%	0
MANGINI RANCH	2	6	VILLAGE 6	SFHD	70	0	0.00%	0	0	0.00%	KB HOMES OF CA
MANGINI RANCH	2	7	VILLAGE 7	MLD	68	68	100.00%	13	55	80.88%	SIGNATURE HOMES, INC.
MANGINI RANCH	2	8	VILLAGE 8	MLD	36	22	61.11%	20	2	5.56%	KB HOMES OF CA
MANGINI RANCH	2	10	ROCKCRESS	MLD	118	95	80.51%	47	48	40.68%	LENNAR/CAL ATLANTIC GROUP, INC
MANGINI RANCH	2		ALDER CRK APTS	MHD	265	0	0.00%	0	0	0.00%	SPANOS
TOTALS					928	322	34.70%	172	150	16.16%	

* ZONING VARIES PER LOT IN SUBJECT VILLAGE

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AREA	SUBDIVISION OR VILLAGE	LOT/UNIT COUNT			PERMIT ACTIVITY				
		LOTS/UNITS (TENTATIVE MAP)	FINAL MAPPED	% FINAL MAPPED	LOTS/UNITS UNDER CONST.	LOTS/UNITS W CERT OF OCC. (CO)	% FINALED (CO/TEN. LOT TOTAL)	TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)
MANGINI RANCH PHASE 1	VILLAGES 1-10	1056	904	85.61%	49	855	80.97%	904	85.61%
MANGINI RANCH PHASE 1	1C	291	291	100.00%	6	0	0.00%	6	2.06%
MANGINI RANCH PHASE 1	1E	438	N/A	N/A	0	0	0.00%	0	0.00%
MANGINI RANCH PHASE 2	VILLAGES 1-10	663	510	76.92%	172	150	22.62%	322	48.57%
MANGINI RANCH PHASE 2	ALDER CREEK APTS	265	N/A	N/A	0	0	0.00%	0	0.00%
RUSSELL RANCH PHASE 1	VILLAGES 1-8	394	394	100.00%	83	308	78.17%	391	99.24%
RUSSELL RANCH PHASE 3	NONE	242	242	100.00%	79	0	0.00%	79	32.64%
CARR TRUST	NONE	28	28	100.00%	18	10	35.71%	28	100.00%
WHITE ROCK SPRINGS RANCH	VILLAGES 1-9	395	395	100.00%	140	192	48.61%	332	84.05%
ENCLAVE AT FOLSOM RANCH	NONE	111	111	100.00%	27	79	71.17%	106	95.50%
TOLL BROTHERS PH 1A-F	NONE	590	296	50.17%	225	10	1.69%	235	39.83%
TOTALS		4473	3171	84.11%	799	1604	35.86%	2403	53.72%

RUSSELL RANCH					PERMIT ACTIVITY						
AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOTS/UNITS (TENTATIVE MAP)	TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)	LOTS/UNITS UNDER CONST.	LOTS/UNITS W CERT OF OCC. (CO)	% FINALED (CO/TEN. LOT TOTAL)	HOMEBUILDER
RUSSELL RANCH	1	1	GOLDEN HILLS	SF/SFHD*	52	52	100.00%	28	24	46.15%	THE NEW HOME COMPANY
RUSSELL RANCH	1	2	GOLDEN HILLS	SF	25	25	100.00%	0	25	100.00%	THE NEW HOME COMPANY
RUSSELL RANCH	1	3	SILVER CREST	SF	26	23	88.46%	20	3	11.54%	THE NEW HOME COMPANY
RUSSELL RANCH	1	4	STEEL CANYON	MLD	114	114	100.00%	6	108	94.74%	MERITAGE HOMES
RUSSELL RANCH	1	5	SILVER CREST	SF	41	41	100.00%	3	38	92.68%	THE NEW HOME COMPANY
RUSSELL RANCH	1	6	IRON RIDGE	SFHD	43	43	100.00%	13	30	69.77%	ANTHEM UNITED HOMES
RUSSELL RANCH	1	7	SILVER CREST	SFHD	41	41	100.00%	13	28	68.29%	THE NEW HOME COMPANY
RUSSELL RANCH	1	8	IRON RIDGE	SFHD	52	52	100.00%	0	52	100.00%	ANTHEM UNITED HOMES
TOTALS					394	391	99.24%	83	308	78.17%	

RUSSELL RANCH					PERMIT ACTIVITY						
AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOTS/UNITS (TENTATIVE MAP)	TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)	LOTS/UNITS UNDER CONST.	LOTS/UNITS W CERT OF OCC. (CO)	% FINALED (CO/TEN. LOT TOTAL)	HOMEBUILDER
RUSSELL RANCH	3A	NONE	NONE	SF/SFHD*	132	79	59.85%	79	0	0.00%	LENNAR HOMES
RUSSELL RANCH	3B	NONE	NONE	SF/SFHD*	110	0	0.00%	0	0	0.00%	LENNAR HOMES
TOTALS					242	79	32.64%	79	0	0.00%	

* ZONING VARIES PER LOT IN SUBJECT VILLAGE



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		LOTS/UNITS (TENTATIVE MAP)	FINAL MAPPED	% FINAL MAPPED	LOTS/UNITS UNDER CONST.	LOTS/UNITS W CERT OF OCC. (CO)	% FINALED (CO/TEN. LOT TOTAL)	TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)
MANGINI RANCH PHASE 1	VILLAGES 1-10	1056	904	85.61%	49	855	80.97%	904	85.61%
MANGINI RANCH PHASE 1	1C	291	291	100.00%	6	0	0.00%	6	2.06%
MANGINI RANCH PHASE 1	1E	438	N/A	N/A	0	0	0.00%	0	0.00%
MANGINI RANCH PHASE 2	VILLAGES 1-10	663	510	76.92%	172	150	22.62%	322	48.57%
MANGINI RANCH PHASE 2	ALDER CREEK APTS	265	N/A	N/A	0	0	0.00%	0	0.00%
RUSSELL RANCH PHASE 1	VILLAGES 1-8	394	394	100.00%	83	308	78.17%	391	99.24%
RUSSELL RANCH PHASE 3	NONE	242	242	100.00%	79	0	0.00%	79	32.64%
CARR TRUST	NONE	28	28	100.00%	18	10	35.71%	28	100.00%
WHITE ROCK SPRINGS RANCH	VILLAGES 1-9	395	395	100.00%	140	192	48.61%	332	84.05%
ENCLAVE AT FOLSOM RANCH	NONE	111	111	100.00%	27	79	71.17%	106	95.50%
TOLL BROTHERS PH 1A-F	NONE	590	296	50.17%	225	10	1.69%	235	39.83%
TOTALS		4473	3171	84.11%	799	1604	35.86%	2403	53.72%

CARR TRUST					PERMIT ACTIVITY						
AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOTS/UNITS (TENTATIVE MAP)	TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)	LOTS/UNITS UNDER CONST.	LOTS/UNITS W CERT OF OCC. (CO)	% FINALED (CO/TEN. LOT TOTAL)	HOMEBUILDER
CARR TRUST	NONE	NONE	NONE	SFHD	28	28	100.00%	18	10	35.71%	RICHMOND AMERICAN HOMES, INC
TOTALS					28	28	100.00%	18	10	35.71%	

WHITE ROCK SPRINGS RANCH					PERMIT ACTIVITY						
AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOTS/UNITS (TENTATIVE MAP)	TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)	LOTS/UNITS UNDER CONST.	LOTS/UNITS W CERT OF OCC. (CO)	% FINALED (CO/TEN. LOT TOTAL)	HOMEBUILDER
WHITE ROCK SPRINGS RANCH	1	1	VILLAGE 1	SFHD	93	93	100.00%	11	82	88.17%	RICHMOND AMERICAN HOMES, INC
WHITE ROCK SPRINGS RANCH	1	8	VILLAGE 8	SF	42	29	69.05%	29	0	0.00%	RICHMOND AMERICAN HOMES, INC
WHITE ROCK SPRINGS RANCH	1	9	VILLAGE 9	SF	44	44	100.00%	9	35	79.55%	JOHN MOURIER CONSTRUCTION
WHITE ROCK SPRINGS RANCH	2	2	VILLAGE 2	SF	29	14	48.28%	10	4	13.79%	RICHMOND AMERICAN HOMES, INC
WHITE ROCK SPRINGS RANCH	2	3	VILLAGE 3	SFHD	52	39	75.00%	29	10	19.23%	RICHMOND AMERICAN HOMES, INC
WHITE ROCK SPRINGS RANCH	2	4	VILLAGE 4	SFHD	50	36	72.00%	30	6	12.00%	LENNAR HOMES
WHITE ROCK SPRINGS RANCH	2	5	VILLAGE 5	SF	21	21	100.00%	5	16	76.19%	LENNAR HOMES
WHITE ROCK SPRINGS RANCH	2	6	VILLAGE 6	SFHD	24	24	100.00%	12	12	50.00%	LENNAR HOMES
WHITE ROCK SPRINGS RANCH	2	7	VILLAGE 7	SFHD	40	32	80.00%	5	27	67.50%	LENNAR HOMES
TOTALS					395	332	84.05%	140	192	48.61%	

ENCLAVE AT FOLSOM RANCH					PERMIT ACTIVITY						
AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOTS/UNITS (TENTATIVE MAP)	TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)	LOTS/UNITS UNDER CONST.	LOTS/UNITS W CERT OF OCC. (CO)	% FINALED (CO/TEN. LOT TOTAL)	HOMEBUILDER
ENCLAVE AT FOLSOM RANCH	NONE	NONE	NONE	MLD	111	106	95.50%	27	79	71.17%	KB HOMES OF CA
TOTALS					111	106	95.50%	27	79	71.17%	

TOLL BROTHERS					PERMIT ACTIVITY						
AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOTS/UNITS (TENTATIVE MAP)	TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)	LOTS/UNITS UNDER CONST.	LOTS/UNITS W CERT OF OCC. (CO)	% FINALED (CO/TEN. LOT TOTAL)	HOMEBUILDER
TOLL BROTHERS	1A	NONE	NONE	SFHD	47	16	34.04%	16	0	0.00%	TOLL BROTHERS NORTHERN CA
TOLL BROTHERS	1B & 1C	NONE	NONE	SFHD/MLD*	198	190	95.96%	180	10	5.05%	TOLL BROTHERS NORTHERN CA
TOLL BROTHERS	1D	NONE	NONE	SFHD/MLD*	98	29	29.59%	29	0	0.00%	TOLL BROTHERS NORTHERN CA
TOLL BROTHERS	1E	NONE	NONE	SFHD/MLD*	147	0	0.00%	0	0	0.00%	TOLL BROTHERS NORTHERN CA
TOLL BROTHERS	1F	NONE	NONE	SFHD/MLD*	100	0	0.00%	0	0	0.00%	TOLL BROTHERS NORTHERN CA
TOTALS					590	235	39.83%	225	10	1.69%	

* ZONING VARIES PER LOT IN SUBJECT VILLAGE