

FOLSOM PLAN AREA BUILDING PERMIT OVERVIEW

AS OF 12/31/2022



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	TOTAL UNITS ISSUED	% BUILD OUT (TOTAL UNITS / TEN. UNIT TOTAL)
MANGINI RANCH PHASE 1	VILLAGES 1-10	904	904	100.00%	9	895	99.00%	904	904	100.00%
MANGINI RANCH PHASE 1C	VILLAGES 1-4	291	291	100.00%	6	0	0.00%	6	6	2.06%
MANGINI RANCH PHASE 1	1E	438	N/A	N/A	102	0	0.00%	5	102	23.29%
MANGINI RANCH PHASE 2	VILLAGES 1-10	663	663	100.00%	97	255	38.46%	352	352	53.09%
MANGINI RANCH PHASE 2	ALDER CREEK APTS	265	N/A	N/A	0	0	0.00%	0	0	0.00%
MANGINI RANCH PHASE 3	VILLAGES 1-4	260	260	100.00%	0	0	0.00%	0	0	0.00%
RUSSELL RANCH PHASE 1	VILLAGES 1-8	394	394	100.00%	34	357	90.61%	391	391	99.24%
RUSSELL RANCH PHASE 2	VILLAGES 1-5	389	271	69.67%	8	0	0.00%	8	8	2.06%
RUSSELL RANCH PHASE 3	NONE	242	242	100.00%	132	14	5.79%	146	146	60.33%
CARR TRUST	NONE	28	28	100.00%	2	26	92.86%	28	28	100.00%
WHITE ROCK SPRINGS RANCH	VILLAGES 1-9	395	395	100.00%	83	271	68.61%	354	354	89.62%
ENCLAVE AT FOLSOM RANCH	NONE	111	111	100.00%	5	106	95.50%	111	111	100.00%
TOLL BROTHERS PH 1A-F	NONE	590	443	75.08%	120	142	24.07%	262	262	44.41%
BROADSTONE ESTATES	NONE	81	81	100.00%	0	0	0.00%	0	0	0.00%
TOTALS		5051	4083	93.91%	598	2066	40.90%	2567	2664	52.74%

MANGINI 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
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%	0	49	100.00%	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%	0	116	100.00%	TAYLOR MORRISON SERVICES, INC
MANGINI RANCH	1	7	VILLAGE 7	SFHD	108	108	100.00%	1	107	99.07%	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%	0	71	100.00%	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	5	36.69%	102	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%	117	895	50.14%	

MANGINI 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
MANGINI RANCH	2	1	VILLAGE 1	SFHD	88	32	36.36%	13	19	21.59%	-
MANGINI RANCH	2	2	VILLAGE 2	SFHD	74	34	45.95%	9	25	33.78%	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%	5	68	93.15%	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%	3	65	95.59%	SIGNATURE HOMES, INC.
MANGINI RANCH	2	8	VILLAGE 8	MLD	36	34	94.44%	24	10	27.78%	KB HOMES OF CA
MANGINI RANCH	2	10	ROCKCRESS	MLD	118	111	94.07%	43	68	57.63%	LENNAR/CAL ATLANTIC GROUP, INC
MANGINI RANCH	2		ALDER CRK APTS	MHD	265	0	0.00%	0	0	0.00%	SPANOS
TOTALS					928	352	37.93%	97	255	27.48%	

* 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	TOTAL UNITS ISSUED	% BUILD OUT (TOTAL UNITS / TEN. UNIT TOTAL)
MANGINI RANCH PHASE 1	VILLAGES 1-10	904	904	100.00%	9	895	99.00%	904	904	100.00%
MANGINI RANCH PHASE 1C	VILLAGES 1-4	291	291	100.00%	6	0	0.00%	6	6	2.06%
MANGINI RANCH PHASE 1	1E	438	N/A	N/A	102	0	0.00%	5	102	23.29%
MANGINI RANCH PHASE 2	VILLAGES 1-10	663	663	100.00%	97	255	38.46%	352	352	53.09%
MANGINI RANCH PHASE 2	ALDER CREEK APTS	265	N/A	N/A	0	0	0.00%	0	0	0.00%
MANGINI RANCH PHASE 3	VILLAGES 1-4	260	260	100.00%	0	0	0.00%	0	0	0.00%
RUSSELL RANCH PHASE 1	VILLAGES 1-8	394	394	100.00%	34	357	90.61%	391	391	99.24%
RUSSELL RANCH PHASE 2	VILLAGES 1-5	389	271	69.67%	8	0	0.00%	8	8	2.06%
RUSSELL RANCH PHASE 3	NONE	242	242	100.00%	132	14	5.79%	146	146	60.33%
CARR TRUST	NONE	28	28	100.00%	2	26	92.86%	28	28	100.00%
WHITE ROCK SPRINGS RANCH	VILLAGES 1-9	395	395	100.00%	83	271	68.61%	354	354	89.62%
ENCLAVE AT FOLSOM RANCH	NONE	111	111	100.00%	5	106	95.50%	111	111	100.00%
TOLL BROTHERS PH 1A-F	NONE	590	443	75.08%	120	142	24.07%	262	262	44.41%
BROADSTONE ESTATES	NONE	81	81	100.00%	0	0	0.00%	0	0	0.00%
TOTALS		5051	4083	93.91%	598	2066	40.90%	2567	2664	52.74%

MANGINI 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
MANGINI RANCH	3	1	VILLAGE 1	SFHD	102	0	0.00%	0	0	0.00%	TAYLOR MORRISON
MANGINI RANCH	3	2	VILLAGE 2	SFHD	80	0	0.00%	0	0	0.00%	TAYLOR MORRISON
MANGINI RANCH	3	3	VILLAGE 3	SFHD	36	0	0.00%	0	0	0.00%	TAYLOR MORRISON
MANGINI RANCH	3	4	VILLAGE 4	MLD	42	0	0.00%	0	0	0.00%	TAYLOR MORRISON
TOTALS					260	0	0.00%	0	0	0.00%	

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%	10	42	80.77%	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%	5	18	69.23%	THE NEW HOME COMPANY
RUSSELL RANCH	1	4	STEEL CANYON	MLD	114	114	100.00%	0	114	100.00%	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%	3	40	93.02%	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%	34	357	90.61%	

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	2	1	VILLAGE 1	SFHD	33	0	0.00%	0	0	0.00%	LENNAR HOMES
RUSSELL RANCH	2	2	VILLAGE 2	SFHD	79	3	3.80%	3	0	0.00%	LENNAR HOMES
RUSSELL RANCH	2	3	VILLAGE 3	SFHD	63	0	0.00%	0	0	0.00%	LENNAR HOMES
RUSSELL RANCH	2	4	VILLAGE 4	SFHD	96	5	5.21%	5	0	0.00%	LENNAR HOMES
RUSSELL RANCH	2	5	VILLAGE 5	MLD	118	0	0.00%	0	0	0.00%	LENNAR HOMES
TOTALS					389	8	2.06%	8	0	0.00%	

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	116	87.88%	102	14	10.61%	LENNAR HOMES
RUSSELL RANCH	3B	NONE	NONE	SF/SFHD*	110	30	27.27%	30	0	0.00%	LENNAR HOMES
TOTALS					242	146	60.33%	132	14	5.79%	

* 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	TOTAL UNITS ISSUED	% BUILD OUT (TOTAL UNITS / TEN. UNIT TOTAL)
MANGINI RANCH PHASE 1	VILLAGES 1-10	904	904	100.00%	9	895	99.00%	904	904	100.00%
MANGINI RANCH PHASE 1C	VILLAGES 1-4	291	291	100.00%	6	0	0.00%	6	6	2.06%
MANGINI RANCH PHASE 1	1E	438	N/A	N/A	102	0	0.00%	5	102	23.29%
MANGINI RANCH PHASE 2	VILLAGES 1-10	663	663	100.00%	97	255	38.46%	352	352	53.09%
MANGINI RANCH PHASE 2	ALDER CREEK APTS	265	N/A	N/A	0	0	0.00%	0	0	0.00%
MANGINI RANCH PHASE 3	VILLAGES 1-4	260	260	100.00%	0	0	0.00%	0	0	0.00%
RUSSELL RANCH PHASE 1	VILLAGES 1-8	394	394	100.00%	34	357	90.61%	391	391	99.24%
RUSSELL RANCH PHASE 2	VILLAGES 1-5	389	271	69.67%	8	0	0.00%	8	8	2.06%
RUSSELL RANCH PHASE 3	NONE	242	242	100.00%	132	14	5.79%	146	146	60.33%
CARR TRUST	NONE	28	28	100.00%	2	26	92.86%	28	28	100.00%
WHITE ROCK SPRINGS RANCH	VILLAGES 1-9	395	395	100.00%	83	271	68.61%	354	354	89.62%
ENCLAVE AT FOLSOM RANCH	NONE	111	111	100.00%	5	106	95.50%	111	111	100.00%
TOLL BROTHERS PH 1A-F	NONE	590	443	75.08%	120	142	24.07%	262	262	44.41%
BROADSTONE ESTATES	NONE	81	81	100.00%	0	0	0.00%	0	0	0.00%
TOTALS		5051	4083	93.91%	598	2066	40.90%	2567	2664	52.74%

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%	2	26	92.86%	RICHMOND AMERICAN HOMES, INC
TOTALS					28	28	100.00%	2	26	92.86%	

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%	6	87	93.55%	RICHMOND AMERICAN HOMES, INC
WHITE ROCK SPRINGS RANCH	1	8	VILLAGE 8	SF	42	32	76.19%	26	6	14.29%	RICHMOND AMERICAN HOMES, INC
WHITE ROCK SPRINGS RANCH	1	9	VILLAGE 9	SF	44	44	100.00%	0	44	100.00%	JOHN MOURIER CONSTRUCTION
WHITE ROCK SPRINGS RANCH	2	2	VILLAGE 2	SF	29	14	48.28%	4	10	34.48%	RICHMOND AMERICAN HOMES, INC
WHITE ROCK SPRINGS RANCH	2	3	VILLAGE 3	SFHD	52	39	75.00%	15	24	46.15%	RICHMOND AMERICAN HOMES, INC
WHITE ROCK SPRINGS RANCH	2	4	VILLAGE 4	SFHD	50	48	96.00%	24	24	48.00%	LENNAR HOMES
WHITE ROCK SPRINGS RANCH	2	5	VILLAGE 5	SF	21	21	100.00%	1	20	95.24%	LENNAR HOMES
WHITE ROCK SPRINGS RANCH	2	6	VILLAGE 6	SFHD	24	24	100.00%	0	24	100.00%	LENNAR HOMES
WHITE ROCK SPRINGS RANCH	2	7	VILLAGE 7	SFHD	40	39	97.50%	7	32	80.00%	LENNAR HOMES
TOTALS					395	354	89.62%	83	271	68.61%	

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	111	100.00%	5	106	95.50%	KB HOMES OF CA
TOTALS					111	111	100.00%	5	106	95.50%	

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	192	96.97%	50	142	71.72%	TOLL BROTHERS NORTHERN CA
TOLL BROTHERS	1D	NONE	NONE	SFHD/MLD*	98	54	55.10%	54	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		100	0	0.00%	0	0	0.00%	TOLL BROTHERS NORTHERN CA
TOTALS					590	262	44.41%	120	142	24.07%	

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MANGINI RANCH PHASE 1	VILLAGES 1-10	904	904	100.00%	9	895	99.00%	904	904	100.00%
MANGINI RANCH PHASE 1C	VILLAGES 1-4	291	291	100.00%	6	0	0.00%	6	6	2.06%
MANGINI RANCH PHASE 1	1E	438	N/A	N/A	102	0	0.00%	5	102	23.29%
MANGINI RANCH PHASE 2	VILLAGES 1-10	663	663	100.00%	97	255	38.46%	352	352	53.09%
MANGINI RANCH PHASE 2	ALDER CREEK APTS	265	N/A	N/A	0	0	0.00%	0	0	0.00%
MANGINI RANCH PHASE 3	VILLAGES 1-4	260	260	100.00%	0	0	0.00%	0	0	0.00%
RUSSELL RANCH PHASE 1	VILLAGES 1-8	394	394	100.00%	34	357	90.61%	391	391	99.24%
RUSSELL RANCH PHASE 2	VILLAGES 1-5	389	271	69.67%	8	0	0.00%	8	8	2.06%
RUSSELL RANCH PHASE 3	NONE	242	242	100.00%	132	14	5.79%	146	146	60.33%
CARR TRUST	NONE	28	28	100.00%	2	26	92.86%	28	28	100.00%
WHITE ROCK SPRINGS RANCH	VILLAGES 1-9	395	395	100.00%	83	271	68.61%	354	354	89.62%
ENCLAVE AT FOLSOM RANCH	NONE	111	111	100.00%	5	106	95.50%	111	111	100.00%
TOLL BROTHERS PH 1A-F	NONE	590	443	75.08%	120	142	24.07%	262	262	44.41%
BROADSTONE ESTATES	NONE	81	81	100.00%	0	0	0.00%	0	0	0.00%
TOTALS		5051	4083	93.91%	598	2066	40.90%	2567	2664	52.74%

BROADSTONE ESTATES					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
BROADSTONE ESTATES	NONE	NONE	NONE	SF	81	0	0.00%	0	0	0.00%	ELLIOTT HOMES
TOTALS					81	0	0.00%	0	0	0.00%	