



Easton

Smart Growth Through Innovation

Easton offers a unique opportunity to meet the region's future need for jobs and housing. It embodies "smart growth" principles advocated by the Sacramento Area Council of Governments (SACOG) through innovation in restoring lands disturbed by gold mining operations; conserving important natural resources; and providing all the attributes of a high quality, livable and vibrant community.

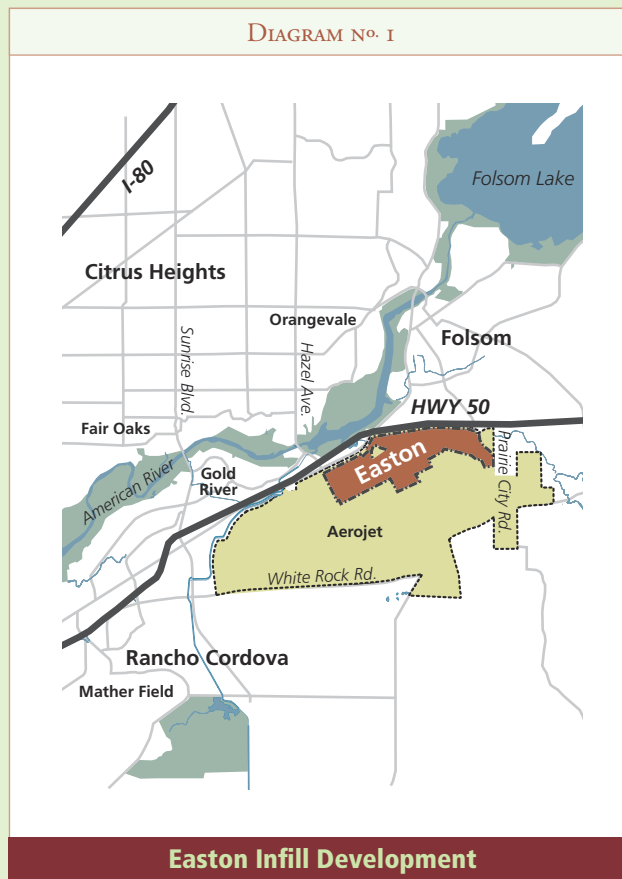
Easton
A Master Planned Community

Easton encompasses approximately 1,400 acres from Hazel Avenue eastward to Prairie City Road, and lands south of Highway 50 and Folsom Boulevard to the boundary of Aerojet's research and operations campus. This development will:

☞ **RESTORE LAND DISTURBED** by historical gold mining operations;

☞ **CONSERVE THE LAND'S NATURAL ATTRIBUTES**, such as the Alder Creek basin, oak woodlands and important habitat;

☞ **PROVIDE A VIBRANT COMMUNITY** with a balanced mix of land uses, transportation options, housing diversity and pedestrian-friendly amenities.





Smart Growth Practices Create Great Communities

Great communities are defined by the quality of the environment, choices in living, plentiful and diverse employment, choices in transportation and a careful organization of amenities.

SACOG believes that a “smart growth” development builds on existing assets, protects and enhances natural resources, encourages mixed-use development, encourages a pedestrian-friendly community, creates housing diversity and provides transportation choices. *Easton’s plan is founded on these “smart growth” principles:*

1. BUILD ON EXISTING ASSETS

Easton will be “infill development” because it is already served by a network of roads, water, sewer and utilities and is surrounded on all sides by existing uses.

2. PROTECT AND ENHANCE NATURAL RESOURCES

The Alder Creek area and oak woodlands will be important open space assets along with greenways and parks that will be available to the public on land that has been inaccessible for the last 50 years.

3. ENCOURAGE MIXED-USE DEVELOPMENT

A new Light Rail station will be linked to the existing employment campus and new residential and commercial uses. A Village Center that includes sites for higher density housing and other uses within easy walking distance of the Light Rail station will anchor the community.

4. ENCOURAGE A PEDESTRIAN-FRIENDLY COMMUNITY

Easton will be designed to encourage walking, bicycling and jogging through a network of extensive trails, bikeways and walkways that allow for connectivity and direct pedestrian access to key destinations within the community.

5. CREATE HOUSING DIVERSITY

Easton will offer housing choices in all income ranges. Townhouses, live/work units, apartments and housing over retail or services are all examples of residential densities over 15-20 units per acre that can be achieved within walking distance of the Light Rail station or major bus lines.

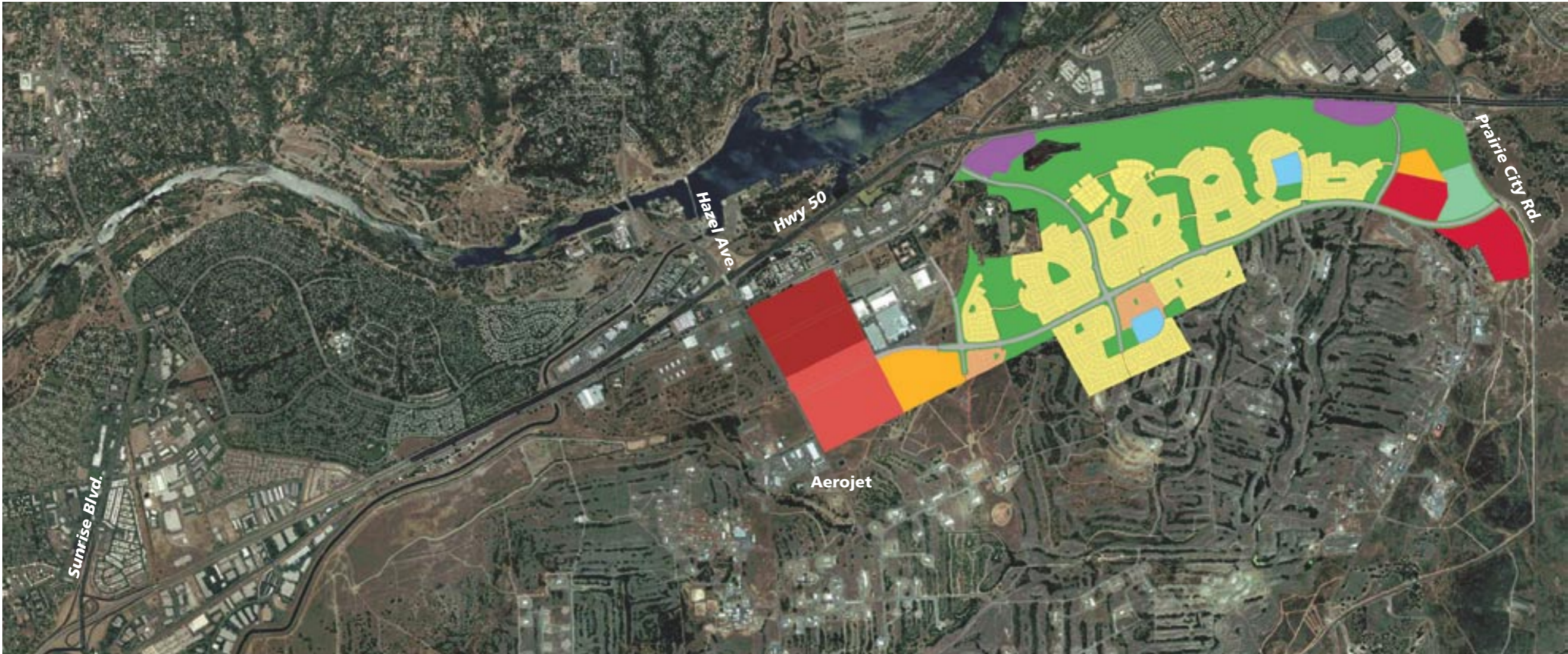
6. PROVIDE TRANSPORTATION CHOICES

Regional Transit plans to build a Light Rail Station serving Easton at Hazel Avenue and Folsom Boulevard. Easton’s mixed-use development will reduce automobile trips and traffic impacts on the existing roadway infrastructure.

Transforming the Landscape ►

The proposed Easton community is on land designated as the Aerojet Special Planning Area (SPA), which was created by the County in 1994 to provide for existing and future land uses on Aerojet property. The SPA provides for a mix of land uses, including Aerojet operations and other office and industrial uses.

The SPA also allows the property owner, at any time, to submit a Land Use Master Plan, such as the Easton Master Plan, to the County proposing new SPA land use designations.



The specific changes to the County's General Plan include approximately 1,400 acres with the following land use breakdown:

| | |
|---|---|
| RESIDENTIAL DEVELOPMENT 542 ACRES 38% | URBAN TRANSIT AND MIXED-USE CORE 95 ACRES 7% |
| PARKS, OPEN SPACE AND PARKWAYS 455 ACRES 33% | COMMUNITY RESOURCES AND ROADS 75 ACRES 5% |
| COMMERCIAL, MIXED-USE AND OFFICE 213 ACRES 15% | SCHOOLS 20 ACRES 2% |

- Low Density Residential
- Commercial and Office
- Medium Density Residential
- Transit Oriented Mixed Use
- High Density Residential
- Elementary School
- Commercial Mixed-Use
- Community Resource Area
- Office
- Open Space, Parks and Parkways

Aerojet and the Region – A Shared Past and Future

Aerojet-General and Aerojet Fine Chemicals have a significant presence in east Sacramento County. Aerojet-General is a major aerospace and defense contractor specializing in missile and space propulsion, defense and armaments. Aerojet Fine Chemicals manufactures the active ingredients used in a variety of pharmaceutical products. GenCorp, the largest publicly traded company with headquarters in the region, owns both companies.

Aerojet came to Sacramento in the 1950s as a significant player in the emerging field of rocketry. The company established operations on the Natomas Company's abandoned goldfields in east Sacramento County. The former goldfields offered Aerojet abundant space with natural barriers for rocket testing.

As the aerospace industry rapidly grew, Aerojet conducted research and development, testing and manufacturing of different rocket propulsion platforms for space and defense programs. Aerojet quickly became one of the region's leading employers during the 1960s. Not pausing after victories in the space race and Cold War, Aerojet's mission has evolved but still remains focused on national defense and enhancing the nation's access to space. Today there are more than 1,500 employees on site.

New technologies and manufacturing processes permit Aerojet to continue operations within a smaller industrial footprint making lands available for appropriate new uses, such as Easton.

Notwithstanding Easton's potential for economic development through the reuse of land not needed for Aerojet operations, Aerojet-General and Aerojet Fine Chemicals will continue to be major contributors to the region's economic and cultural vitality for years to come.

TOTAL AEROJET LAND HOLDINGS
12,680 ACRES

DEVELOPMENT LAND
7,180 ACRES

Easton Development Area: 1,060 Acres

*Easton Planning Area: 330 Acres**

*Rio Del Oro Master Planned
Community: 2,550 Acres**

Other Vacant Land: 3,240 Acres

AEROJET OPERATIONS
5,500 ACRES*

*Administration, manufacturing operations,
separate testing facility sites, vacant land and
undisturbed mine tailing areas*

** Land subject to federal or state environmental
directives and oversight*

All areas are approximate.

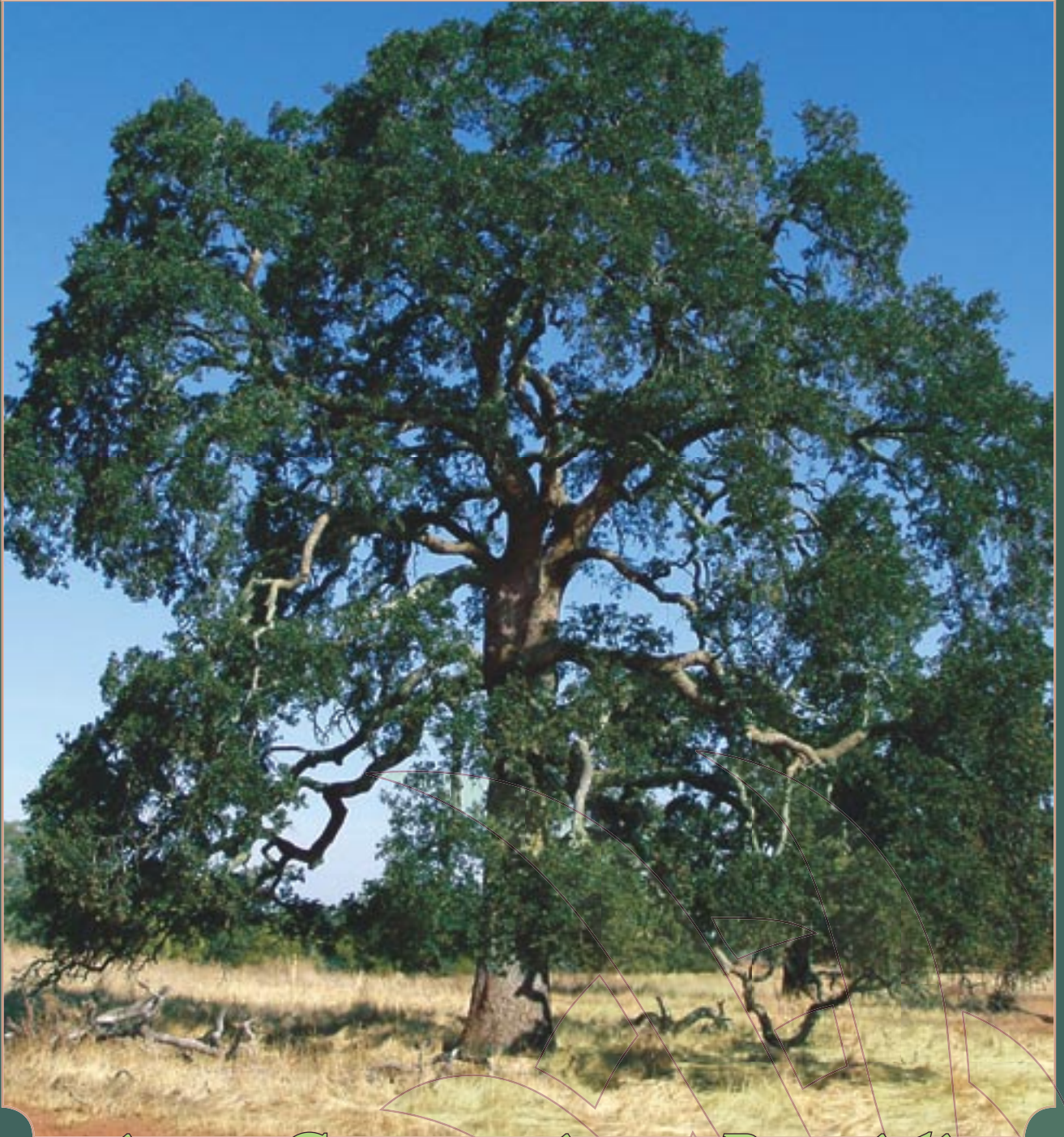
CONTACT:

Bill Hatch, GenCorp Realty Investments
(916) 351-8533

Linda Cutler, GenCorp
(916) 351-8650

Easton
A Master Planned Community

COMMITTED to the PRINCIPLES of SMART GROWTH



Restoring ♦ Conserving ♦ Providing