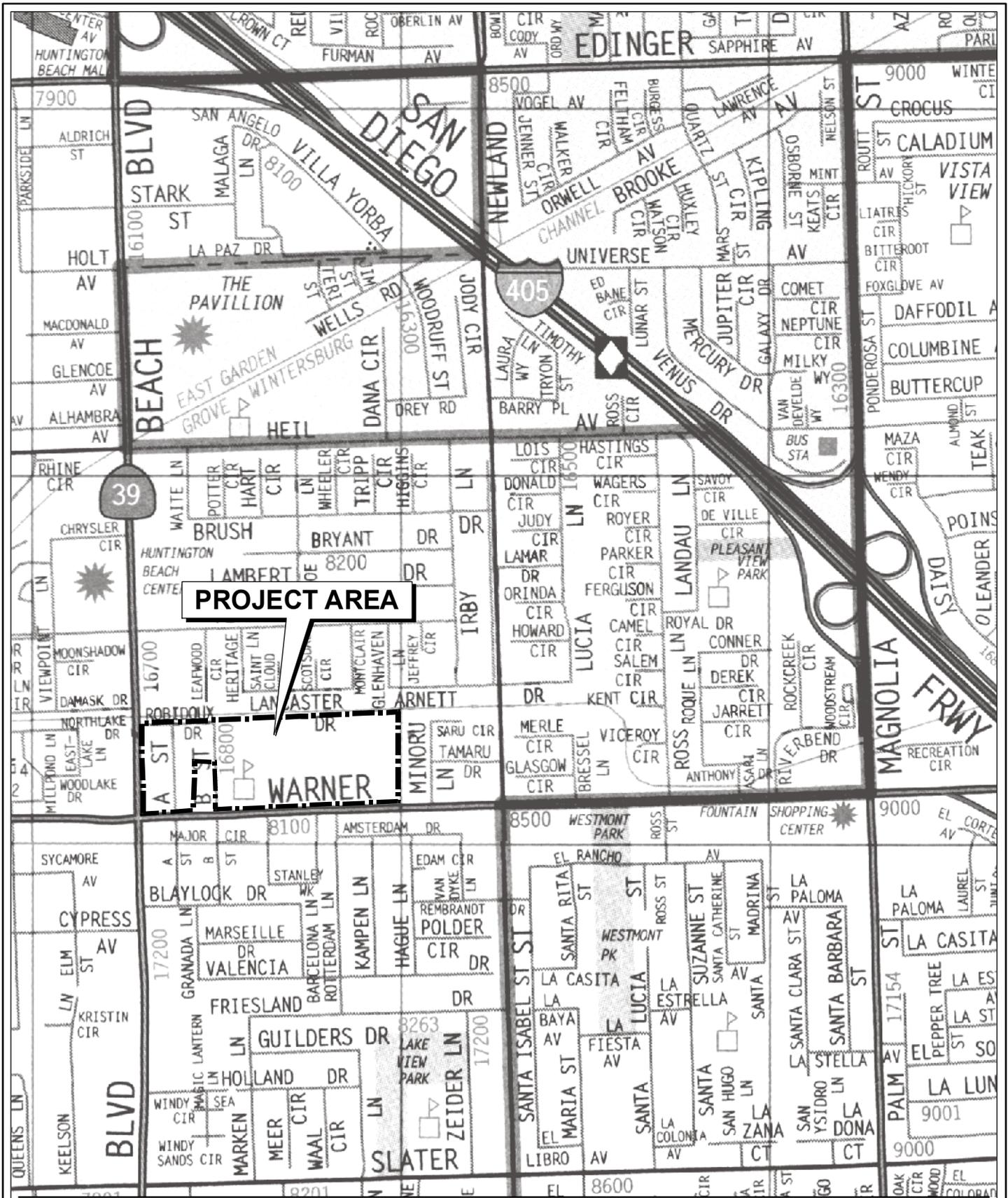

II. PROJECT DESCRIPTION

A. LOCATION AND BOUNDARIES

The project site is located in the northeastern portion of the City of Huntington Beach (City), in Orange County (County), California. Huntington Beach is located in the northwest portion of the County and is adjacent to the cities of Seal Beach to the northwest, Westminster to the north, Fountain Valley to the east, and the Pacific Ocean to the south. The City is situated approximately 28 miles southeast of Los Angeles. Figure II.A-1 on page 17 shows the regional location of the project site.

The 25.6-acre project site is located at the northeast corner of Beach Boulevard and Warner Avenue approximately one mile west of the San Diego Freeway (I-405). The eastern portion of the project site includes the area east of B Street, north of Warner Avenue, south of Robidoux Drive, and directly west of the existing multi-family residential units located on Minoru Lane. The western portion of the project site includes the area primarily west of B Street, north of Warner Avenue, south of Robidoux Drive, and east of Beach Boulevard. A Street, which runs north-south, crosses the western portion of the project site. As indicated in Figure II.A-2 on page 18, the overall project site is bounded by: Robidoux Drive and the Ocean View Flood Control Channel on the north; multi-family residential on the east; Warner Avenue on the south; and Beach Boulevard on the west. Local access to the project site is provided by both Beach Boulevard and Warner Avenue.



PROJECT AREA

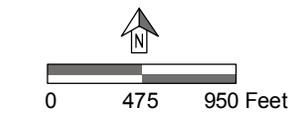


Figure II.A-2
**Lowe's Home Improvement Warehouse and
 Northeast Corner of Beach Boulevard/Warner Avenue
 Vicinity Map**

Source: Thomas Brothers Maps, 2000