



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND SOUTHWEST
1220 PACIFIC HIGHWAY
SAN DIEGO, CA 92132-5190

11011
Ser RAV00.ER/320
August 20, 2015

Ms. Messeret Yilma
Manager of Government Lands
Southern California Edison Company
2131 Walnut Grove Avenue, GO-3, 2nd Floor
Rosemead, CA 91770

Dear Ms. Yilma:

The Department of the Navy (DoN) has reviewed Southern California Edison Company's (SCE) Phase II report addressing contamination at the site (the "Mesa Site") subject to the SCE Mesa Lease, N6247310RP00168 dated 1 April 2011 (the "2011 Lease"), and its predecessor leases, at Marine Corps Base, Camp Pendleton, CA. The analytical results presented in the Phase II report indicate that the Mesa Site may be contaminated from activities conducted during SCE's occupancy and use.

Therefore SCE's request for partial termination of the 2011 Lease, for parcels 5, 6, and 7, is held in abeyance until the subject parcels on the Mesa Site meet the DoN standards, including, but not limited to the requirements outlined in the 2011 Lease.

The Environmental Condition of Property (ECP) submitted is rejected because of the Phase II results. An ECP presents a snapshot of Navy property conditions at the time of the property transaction and due to contamination identified in the Phase II report, the DoN cannot accept parcels 5, 6 and 7 and will not review an ECP until the condition of property meets the following requirements:

1. SCE has restored any contaminated site to levels that achieve unrestricted use/unrestricted exposure (UU/UE) closure;
2. SCE demonstrates UU/UE closure through a "no further action" (or equivalent) letter from California regulatory agencies as necessary to address critical concerns associated with any type of contamination that

- might be present based on activities at the facility and reports addressing the premises;
3. The Mesa Site (OR PARCELS 5, 6 and 7) achieve a release criteria of no more than 12mrem/year, and SCE provides the DoN with a letter from the Nuclear Regulatory Agency confirming these findings regarding radionuclide levels at the Mesa Site.

In addition, SCE must provide the remaining outstanding information regarding prior radiological exposures at the Mesa Site as documented by the ITAs and ARs within 30 calendar days from receipt of this letter.

If you have any questions, please contact Greg Magnuson (619) 532-3007 or at Greg.magnuson@navy.mil.

Sincerely,



David B. Bixler

Enclosure: "SAN ONOFRE NUCLEAR GENERATING STATION MESA LEASE TERMINATION REQUIREMENTS"

cc: SDG&E