

1 NUHA SAYEGH  
2 5634 Noel Drive  
3 Temple City, CA 91780  
4 (626) 348-3039  
5 Plaintiff In Pro Per  
6  
7

8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
9 **FOR THE COUNTY OF LOS ANGELES**  
10

11 NUHA SAYEGH, an individual ) Case No.: [UNASSIGNED]  
12 Plaintiff, ) **UNLIMITED CIVIL**  
13 ) **(Amount Demanded Exceeds \$35,000)**  
14 vs. ) **VERIFIED COMPLAINT FOR DAMAGES:**  
15 GARY W. KEARNEY, an individual; ) **(1) FRAUD/DECEIT (CC 1709);**  
16 and DOES 1 through 10, inclusive, ) **(2) UTILITY PENALTIES (CC 789.3);**  
17 ) **(3) RELOCATION (H&S 17975);**  
18 Defendants. ) **(4) HABITABILITY (CC 1942.4);**  
19 ) **(5) UNFAIR BUSINESS PRACTICES (B&P 17200)**  
20 )  
21 )  
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23 Plaintiff NUHA SAYEGH ("Plaintiff") alleges as follows:  
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## 1. INTRODUCTION & THE VOID LEASE DOCTRINE

1. This action arises from a fraudulent and illegal residential lease scheme orchestrated by Defendant GARY W. KEARNEY ("Kearney"), an attorney and Judge Pro Tem. Despite his legal knowledge and ethical obligations, Defendant induced Plaintiff into executing a residential lease for the premises at 5634 Noel Drive, Temple City, CA 91780, by falsely representing the unpermitted "Ghost Unit" as a legal, habitable dwelling.

2. Pursuant to *Espinoza v. Calva* (2008) 169 Cal.App.4th 1393, a lease agreement for an illegal unit is void ab initio. The premises at 5634 Noel Drive violate Temple City Municipal Code (TCMC) density and zoning ordinances, specifically TCMC 9-1E-6 regarding mandatory parking dimensions. Consequently, the lease purporting to bind Plaintiff is a legal nullity.

3. Defendant represented the unit as legal residential space within the Lease Agreement executed by Plaintiff. In reality, the provided "parking space" measures only 7 feet 10 inches in width, violating the 10-foot minimum required by Temple City Municipal Code 9-1E-6. This physical impossibility of compliance renders the unit unpermitted and the lease a legal nullity, entitling Plaintiff to full disgorgement of all rent paid (estimated at \$83,000.00).

4. On July 8, 2024, in a written communication regarding the Subject Premises (attached hereto as Exhibit A), Defendant admitted that "parking spaces are... 10 feet wide is required." This written admission establishes Defendant's actual knowledge of the municipal zoning requirement he violated. Despite this actual knowledge, Defendant continued to lease the unpermitted unit to Plaintiff and the household in violation of the law.

1       **2. PARTIES & JURISDICTION**

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3       5. Plaintiff: Plaintiff NUHA SAYEGH is an individual residing in the County of Los  
4 Angeles, State of California.

5  
6       6. Defendant: Defendant GARY W. KEARNEY is an individual and owner of the real  
7 property located at 5634 Noel Drive, Temple City, CA 91780 ("Subject Premises"),  
8 situated within the County of Los Angeles.

9  
10       7. Jurisdiction: This Court has jurisdiction over this matter because the Subject Premises  
11 are located in this County, the lease was executed in this County, and the amount in  
12 controversy exceeds the jurisdictional minimum for an Unlimited Civil Case of \$35,000.

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14       **FIRST CAUSE OF ACTION: UTILITY PENALTIES (Civil Code § 789.3)**

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16       8. Statutory Violation: Defendant knowingly and intentionally refused to execute a  
17 "Transfer of Service" authorization for the Subject Premises for a period of 992 days,  
18 from the Lease Commencement on May 5, 2023, to the present. This conduct  
19 constitutes a willful prevention of Plaintiff and the household from establishing utility  
20 accounts in their own name to maintain improper leverage. Defendant maintains the  
21 electrical account in his own name, but evidence confirms Defendant was Past Due on  
22 this account as of December 30, 2025, threatening the household with imminent service  
23 disconnection. Pursuant to Civil Code § 789.3(c), Defendant is strictly liable for a  
24 statutory penalty of \$100.00 for each day of this willful violation, totaling \$99,200.00.

25  
26       **SECOND CAUSE OF ACTION: FRAUD & DECEIT (Civil Code § 1709)**

1 9. Fraudulent Representation: On or about January 9, 2026, Defendant Kearney  
2 knowingly made a false representation to the household (via Plaintiff's co-occupant)  
3 that he had "attempted to call several times" but received a "busy signal". Forensic  
4 carrier logs confirm this was a fabrication intended to manufacture a pretext for the 3-  
5 Day Notice served upon Plaintiff. Plaintiff and the household relied on the implied  
6 good faith of Defendant's communications to their detriment, resulting in severe  
7 emotional and financial harm.

8  
9 **THIRD CAUSE OF ACTION: RELOCATION ASSISTANCE (Health & Safety**  
10 **Code § 17975)**

11  
12 10. Strict Liability for Relocation: The Subject Premises is an unpermitted "Ghost  
13 Unit" that violates mandatory zoning and safety codes, including TCMC 9-1E-6.  
14 Pursuant to Health & Safety Code § 17975, a landlord who rents an illegal,  
15 unpermitted dwelling is strictly liable for mandatory relocation assistance. As the unit  
16 is legally uninhabitable, Defendant is liable to Plaintiff for the statutory relocation  
17 amount of \$15,000.00.

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19 **FOURTH CAUSE OF ACTION: HABITABILITY (Civil Code § 1942.4)**

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21 11. Unlawful Collection of Rent: Defendant has demanded and collected rent for the  
22 Subject Premises despite the unit being an unpermitted dwelling that fails to meet  
23 minimum building and safety standards. Pursuant to Civil Code § 1942.4, a landlord  
24 may not demand rent if the dwelling substantially lacks any of the affirmative standard  
25 characteristics listed in Civil Code § 1941.1, which includes compliance with building  
26 standards. As the unit is an illegal "Ghost Unit" with no Certificate of Occupancy, it is  
27 legally uninhabitable. Plaintiff is entitled to a full refund of all rent paid during this  
28 period.

**FIFTH CAUSE OF ACTION: UNFAIR BUSINESS PRACTICES (Business & Professions Code § 17200)**

12. Deceptive and Unlawful Conduct: Defendant's conduct—including but not limited to: (a) leasing an unpermitted and illegal dwelling; (b) willfully preventing the transfer of utilities to maintain improper leverage; and (c) fabricating evidence of communication failures to justify an eviction—constitutes "unlawful, unfair, or fraudulent business acts or practices" under Business and Professions Code § 17200. As an attorney and Judge Pro Tem, Defendant is held to a higher standard of conduct, and his use of his legal expertise to orchestrate this scheme represents a severe breach of business ethics that has caused significant financial and emotional restitution damages to Plaintiff.

1       **PRAYER FOR RELIEF**

2  
3       WHEREFORE, Plaintiff prays for judgment against Defendants, and each of them,  
4       as follows:

5  
6       Disgorgement of Rent: For immediate restitution and disgorgement of all rent paid  
7       for the unpermitted and illegal dwelling from May 5, 2023, to the present, in an  
8       amount estimated at \$83,000.00;

9  
10      Utility Penalties: For statutory penalties pursuant to Civil Code § 789.3(c) in the  
11      amount of \$99,200.00 (representing 992 days of violation at \$100.00 per day);

12  
13      Relocation Assistance: For mandatory relocation assistance pursuant to Health &  
14      Safety Code § 17975 in the amount of \$15,000.00;

15  
16      Damages: For general and special damages, including emotional distress and  
17      business revenue loss, according to proof at trial;

18  
19      Punitive Damages: For punitive and exemplary damages according to proof;

20  
21      Costs: For costs of suit incurred herein; and

22  
23      Other Relief: For such other and further relief as the Court deems just and proper.

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25      DATED: January 21, 2026

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27      *Nuha Sayegh*

28      NUHA SAYEGH, Plaintiff In Pro Per

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**VERIFICATION**

I, NUHA SAYEGH, am the Plaintiff in the above-entitled action. I have read the foregoing Complaint and know the contents thereof. The same is true of my own knowledge, except as to those matters which are therein stated on information and belief, and as to those matters, I believe them to be true. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on January 21, 2026, at Temple City, California.

  
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NUHA SAYEGH

# EXHIBIT A



Parking for the units on Noel Drive

6 messages

Eric Jones <brakebill@gmail.com> Sat, Jul 6, 2024 at 6:31 PM  
To: Gary Kearney <gwkearney@outlook.com>

Hi Gary,

I hope this message finds you well. I am writing to discuss the parking situation at our building on Noel Drive. Before Carlos moved out, we tried to fit three cars in the parking space, but it was extremely challenging. The space does not accommodate three cars in a parallel fashion without significant difficulty. Each morning, it was a tight squeeze, and I ended up scratching my car twice on the adjacent wall.

Carlos mentioned that he managed because his car was smaller and he is slimmer. However, this won't be feasible for everyone, especially if the new tenant has a larger vehicle. To ensure safety and avoid damage, I believe it would be best to limit the driveway to two cars.

Additionally, the residential parking regulations indicate that the current space is insufficient for three cars. My spot, next to the wall, should have at least two extra feet of space to maneuver safely. Here is the link to the [law](#).

Could we please discuss this further and find a solution that complies with the parking laws and prevents any potential damage to our vehicles?

Thank you for your understanding and cooperation.

Best regards,  
Eric Jones  
530-219-2364

Gary Kearney <gwkearney@outlook.com> Mon, Jul 8, 2024 at 1:59 PM  
To: Eric Jones <brakebill@gmail.com>

Eric

I cannot make the parking spaces any larger which are currently 10 feet wide as is required.

All the solutions are up to you.

1. Be more careful when you park.
  2. Park on the street. I will pay for your parking permit.
- or
3. You are welcome to move out and I will not hold you to the term of your lease.

I am sorry you are not happy with your apartment, but this is all I can do to address your concerns.

**Gary W. Kearney,**  
539 Catalpa Road  
Arcadia, California 91007  
626-688-7656  
Email: [gwkearney@outlook.com](mailto:gwkearney@outlook.com)

**From:** Eric Jones <brakebill@gmail.com>  
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After reading your email I think I've identified the reason why we might be looking at this with different lenses. You wrote in your email that the parking spaces are 10 feet which is required. This is correct that they need to be 10 feet (actually if you're next to a wall like me its a little more) but currently my space is UNDER 8 feet. If I had 10 feet for my space I would not be complaining.

Since the space does not meet the required 10 feet do you now see why having 3 cars park there is concerning? I simply want to park in a space that meets the minimum requirement.

Please let me know.

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Sat, Jul 13, 2024 at 2:13 PM

Hi Gary,

I really appreciate you working on this with me. Honestly, the law is not my concern. It's not being able to park safely and risking damaging my car further.

Can you please confirm that we'll comply with the 10 foot parking space requirement/law? I understand the current allotted space is possibly due to a miscommunication between you and Ignacio as you acknowledged in your email you're aware of the space requirement. I'm just trying to make things right.

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To: Eric Jones <brakebill@gmail.com>  
Cc: ignacio hernandez <h.ignacio1967@gmail.com>

Sun, Jul 14, 2024 at 12:16 PM

Eric

It is what it is. Everyone has equal space. Let me know if you would like to park on the street. I will reimburse you for purchasing an on street parking permit from Temple City. I view this subject closed.

**Gary W. Kearney,**  
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Eric Jones <brakebill@gmail.com>  
To: evictiondefenderca@gmail.com

Mon, Jul 15, 2024 at 2:14 PM

Email thread between me and my landlord.

----- Forwarded message -----  
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# **EXHIBIT B**

LAW OFFICES OF  
**BRIAN D. HECKMANN**  
2275 HUNTINGTON DRIVE, #461  
SAN MARINO, CALIFORNIA 91108  
TELEPHONE (626) 285 - 1482 • FAX (626) 285 - 1783  
WEBSITE: [californialandlordsonly.com](http://californialandlordsonly.com)  
E-MAIL: [bdheckmann@yahoo.com](mailto:bdheckmann@yahoo.com)  
**THREE-DAY NOTICE TO PAY RENT OR QUIT**

TO: Eric Brakebill Jones  
Nuha Sayegh  
5634 Noel Drive  
Temple City, California 91780

NOTICE IS HEREBY GIVEN that, within three days after service on you of this notice, excluding Saturdays, Sundays, and other judicial holidays, you must pay the rent now due and unpaid on the premises known as 5634 Noel Drive (two bedrooms), Temple City, California 91780 in the sum of \$5,650 payable to Gary Kearney for the time period from December 1, 2025, through January 31, 2026, or surrender possession of the premises to the undersigned, your landlord's authorized agent.

If you fail to pay the rent or to surrender possession of the premises within the three-day time period, legal proceedings will be commenced against you for unlawful detainer to recover possession of the premises and to recover judgment for the amount of rent and damages for your unlawful detention of the premises.

Date notice was served is January 19, 2026 and date notice will expire is January 22, 2026.

FURTHER NOTICE IS GIVEN that your landlord elects to declare forfeited the lease agreement under which you hold possession of the premises if you fail to pay the above-stated rent due or to vacate the premises within the three-day time period.

The rent may be paid in person Monday through Friday (excluding judicial holidays) from 10:00 a.m. to 6:00 p.m. or by mail to:

Brian D. Heckmann, Attorney-at-Law or Authorized Agent  
2272 Colorado Blvd., #1190  
Los Angeles, California 90041  
(626) 285-1482

DATED: January 19, 2026

*Brian D. Heckmann*

BRIAN D. HECKMANN, Attorney-at-Law

Authorized Agent for the Landlord

GARY KEARNEY

# EXHIBIT C



Go paperless at [www.sce.com/ebilling](http://www.sce.com/ebilling). It's fast, easy and secure.

For billing and service inquiries  
1-800-684-8123  
[www.sce.com](http://www.sce.com)

## Your electricity bill

KEARNEY, GARY W / Page 1 of 8


**Customer Account**  
700790317749  
Residential Account  
5630 NOEL DR  
TEMPLE CITY, CA 91780-2319

**Date bill prepared**  
12/30/25

**Amount due \$408.91**

## PAST DUE

### Your account summary

Previous Balance	\$230.16
Past due amount	\$230.16
Your new charges	\$178.75
 <b>Total amount you owe</b>	<b>\$408.91</b>

**Your bill includes a past due balance.**

To avoid disconnection of your utility service, please pay the past due amount of \$230.16 on or before 01/19/26. If you are not able to pay your bill, call SCE at 1-800-950-2356 to discuss how we can help. You may qualify for bill payment options, including a 12-month payment plan, and financial programs available to assist you such as SCE's CARE and FERA programs, that can help to reduce your bill. We can also connect you with community agencies that can provide additional assistance to you, and you may also qualify for SCE's Energy Savings Assistance (ESA) program which is an energy efficiency program for income-qualified residential customers. To pay in person, call 1-800-747-8908 for locations.

### Get a discount on your bill every month

Your income may qualify you for discounted bills through the CARE or FERA program. To enroll or learn more, visit [sce.com/careandfera](http://sce.com/careandfera) or call 1-800-798-5723.

### Recibe un descuento en tu factura cada mes

Si cumples los requisitos de ingresos, podrias recibir descuentos en tus facturas gracias a los programas CARE o FERA. Para inscribirte o obtener mas informacion, visita [sce.com/carefera](http://sce.com/carefera) o llama al 1-800-798-5723.

Please return the payment stub below with your payment and make your check payable to Southern California Edison.  
If you want to pay in person, call 1-800-747-8908 for locations, or you can pay online at [www.sce.com](http://www.sce.com).

(14-574) Tear here

Tear here



Customer account 700790317749  
Please write this number on the memo line of your check. Make your check payable to Southern California Edison.

Past due charges - pay by 01/19/26	\$230.16
New charges - pay by 01/19/26	\$178.75
<b>Total amount you owe</b>	<b>\$408.91</b>

Amount enclosed

\$

STMT 12302025 P1

KEARNEY, GARY W  
5630 NOEL DR  
TEMPLE CITY CA 91780-2319

P.O. BOX 600  
ROSEMEAD, CA 91771-0002

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## Ways to contact us

### Customer service numbers

General Services (U.S. & Canada)	1-800-655-4555
Payments, Extensions or Payment Options	1-800-950-2356
Emergency Services & Outages	1-800-611-1911
California Alternate Rates for Energy (CARE)	1-800-447-6620
Energy Theft Hotline	1-800-227-3901
Hearing & Speech Impaired (TTY)	1-800-352-8580

Relay calls accepted

## Request a large print bill 1-800-655-4555

### Multicultural services

Cambodian / ភ្នំ	1-800-843-1309
Chinese / 中文	1-800-843-8343
Korean / 한국어	1-800-628-3061
Vietnamese / Tiếng Việt	1-800-327-3031
Spanish / Español	1-800-441-2233

### Correspondence:

Southern California Edison  
P.O. Box 6400  
Rancho Cucamonga, CA  
91729-6400  
[www.sce.com](http://www.sce.com)

## Important information

### What are my options for paying my bill?

<b>On-line</b>	Pay one-time or recurring on <a href="http://www.sce.com/bill">www.sce.com/bill</a>
<b>Mail-in</b>	Check or Money order
<b>In Person</b>	Authorized payment locations 1-800-747-8908
<b>Phone</b>	QuickCheck 1-800-950-2356
	Debit & credit card 1-833-425-1440
<b>Other</b>	PayPal, Venmo, Apple Pay and Google Pay

### Electronic check processing

Your check payment will be processed as a one-time Electronic Fund Transfer (EFT). With EFTs, funds may be withdrawn from your account the day we receive your payment. Your check will not be returned, but will appear on your financial statement.

**Rates and applicable rules:** Available at [www.sce.com](http://www.sce.com) or upon request.

### Past due bills

When is my bill past due? It is past due 20 days after the preparation date, which was 12/30/25.

- Unable to pay: If payment arrangements were not extended to you by SCE pursuant to SCE's filed tariffs, you may contact the California Public Utilities Commission.
- For safety reasons, if service is disconnected, please ensure any sensitive or potentially hazardous equipment is unplugged on the day of reconnection. For additional home safety tips, visit [www.sce.com/safety](http://www.sce.com/safety) or call SCE at 1-800-655-4555.

### What is the Late Payment Charge (LPC)?

0.8% will be applied to the total unpaid balance if payment is not received by the due date on this bill (except for CARE and state agency accounts).

### What is a rotating outage?

Rotating outages are controlled electrical outages used to avoid widespread or uncontrolled blackouts. Your Rotating Outage Group number is located on page 1, upper left, of your SCE bill. Your rotating outage group number may change at any time. For more information, visit [www.sce.com/rotating](http://www.sce.com/rotating) outage.

### What is the Power Charge Indifference Adjustment (PCIA)?

The PCIA is a charge to ensure that both SCE customers and those who have left SCE service to purchase electricity from other providers pay for the above market costs for electric generation resources that were procured by SCE on their behalf. 'Above market' refers to the difference between what the utility pays for electric generation and current market prices for the sale of those resources.

### Disputed bills

**If you believe there is an error on your bill or have a question about your service, please call Southern California Edison (SCE) customer support at 1-800-655-4555.** If you are not satisfied with SCE's response, submit a complaint to the California Public Utilities Commission (CPUC) at [www.cpuc.ca.gov/complaints/](http://www.cpuc.ca.gov/complaints/). The CPUC's Consumer Affairs Branch (CAB) handles billing and service complaints and can be reached by:

Telephone 1-800-649-7570 (8:30 AM - 4:30 PM, Monday - Friday)

Mail CPUC, Consumer Affairs Branch, 505 Van Ness Ave., Room 2003, San Francisco, CA 94102

If you have limitations hearing or speaking, contact the California Relay Service, which is for those needing assistance relaying telephone conversations. Dial 711 or one of the numbers below to be routed to a California Relay Service provider in your preferred mode of communication.

Type of Call	English	Spanish
TTY/VCO/HCO to Voice	1-800-735-2929	1-800-855-3000
Voice to TTY/VCO/HCO	1-800-735-2922	1-800-855-3000
Speech-to-Speech Relay	1-800-854-7784	1-800-854-7784

To avoid having service turned off while waiting for the outcome of a complaint to the CPUC regarding the accuracy of your bill, contact CAB for assistance. If your case meets the eligibility criteria, CAB will instruct you on how to mail a check or money order to be impounded pending resolution of your case. You must continue to pay your current charges while your complaint is reviewed to keep your service turned on.

### Definitions

- **Baseline Credit:** The baseline credit provides reduced electricity rates on electricity used up to the baseline allocation for the region that you live in.
- **CA Climate Credit:** Credit from state effort to fight climate change. Applied monthly to eligible businesses and semi-annually to residents.
- **Wildfire Fund Charge:** Supports the California Wildfire Fund which covers costs associated with catastrophic wildfires, including payment of bonds issued by the California Department of Water Resources (DWR)
- **Public Purpose Programs Charge:** Funds state-mandated programs for low income discounts, energy efficiency, renewable energy and R&D.
- **SCE Generation:** For recovering energy procurement and generation costs for that portion of your energy provided by SCE.

To change your contact information or enroll in SCE's payment option, complete the form below and return it in the enclosed envelope.

Change of mailing address: 700790317749

STREET#	STREET NAME	APARTMENT #
CITY	STATE	ZIP CODE
TELEPHONE #	E-MAIL ADDRESS	

Direct Payment (Automatic Debit) Enrollment: 700790317749

I hereby authorize SCE and my financial institution to automatically deduct my monthly payment from the checking account as shown on my enclosed check, ten calendar days after my bill is mailed.

Signature \_\_\_\_\_ Date \_\_\_\_\_

To change your checking account information or to be removed from the Direct Payment program please call SCE at 1-800-655-4555.

**Energy Assistance Fund (EAF):** I want to help people pay their energy bill through EAF. For info visit [www.sce.com/eaf](http://www.sce.com/eaf) or call (800) 205-8596.

Add this amount for EAF \$ \_\_\_\_\_

Select one box only and sign below for EAF:

☐

Every  
Month

☐

One Month  
only

\_\_\_\_\_

---

## Summary of your billing detail

Service account	Service address	Billing period	Your rate	New charges
8015300420	5634 NOEL DR TEMPLE CITY, CA	11/25/25 to 12/25/25	DOMESTIC (SCE)	\$122.49
8015300420	5634 NOEL DR TEMPLE CITY, CA	11/25/25 to 12/25/25	DOMESTIC	\$56.26
				<b>\$178.75</b>

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## Things you should know

### **Fixed Recovery Charge**

SCE has been permitted to issue bonds that enable it to recover more quickly certain costs related to preventing and mitigating catastrophic wildfires. Your bill for electric service includes a Fixed Recovery Charge that has been approved by the CPUC to repay those bonds. The right to recover the Fixed Recovery Charge has been transferred to a separate entity (called the Special Purpose Entity) that issued the bonds and does not belong to SCE. SCE is collecting the Fixed Recovery Charge on behalf of the Special Purpose Entity.

### **Stay in Control**

If you're behind on payments, enrolled in a payment plan, or facing disconnection, we offer options and energy management solutions to help you stay in control of your bill and costs. Learn more at [www.sce.com/billsupport](http://www.sce.com/billsupport).

### **Base Services Charge**

Under California Assembly Bill 205, electricity bills have been restructured for residential customers beginning on Nov. 15, 2025. The electricity delivery section of the bill includes a Base Services Charge as a separate line item, replacing the Basic Charge. At the same time, the cost you pay for each kilowatt-hour (kWh) of electricity has decreased. Your total bill may go up or down, depending on your usage. To learn more, visit [sce.com/BaseServicesCharge](http://sce.com/BaseServicesCharge).

Service account 8015300420  
Service address 5634 NOEL DR  
TEMPLE CITY, CA 91780  
Rotating outage Group N001

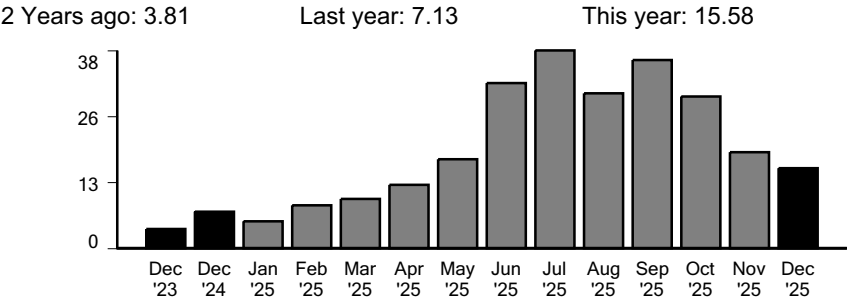
POD-ID  
101760940000266273

**DELIVERY**  
**SOUTHERN CALIFORNIA EDISON**  
delivers your electricity

Your past and current electricity usage

For meter 222010-333334 from 11/25/25 to 12/25/25  
Total electricity you used this month in kWh **483**  
Your next billing cycle will end on or about 01/26/26.

Your daily average electricity usage (kWh)



**Your monthly usage may be higher than usual...**  
Based on your historical usage pattern, your monthly usage is trending higher than normal. As a result, you may notice an increase in your bill. If you would like information on tips and programs that can help you lower your energy usage and your bill, please visit [www.sce.com/billhelper](http://www.sce.com/billhelper).

Details of your new charges

Your rate: DOMESTIC (SCE)  
Billing period: 11/25/25 to 12/25/25 (31 days)

Delivery charges - Cost to deliver your electricity

Base services charge	31 days x \$0.79387	\$24.61
Energy-Winter		
Tier 1 (within baseline)	372 kWh x \$0.17939	\$66.73
Tier 2 (over baseline)	111 kWh x \$0.28388	\$31.51

CCA cost responsibility surcharge

PCIA	483 kWh x -\$0.00932	-\$4.50
CCA wildfire fund charge	483 kWh x \$0.00595	\$2.87
CTC	483 kWh x -\$0.00058	-\$0.28

Other charges or credits

Fixed recovery charge	483 kWh x \$0.00198	\$0.96
Generation Municipal Surcharge		\$0.59

Subtotal of your new charges	\$122.49
<b>Your new charges</b>	<b>\$122.49</b>

Your Delivery charges include:

- \$11.36 transmission charges
- \$96.69 distribution charges
- -\$0.01 nuclear decommissioning charges
- -\$6.97 conservation incentive adjustment
- \$16.62 public purpose programs charge
- \$4.77 new system generation charge

Your overall energy charges include:

- \$1.18 franchise fees

Additional information:

- Service voltage: 240 volts
- Your winter baseline allowance: 372.0 kWh
- Generation Municipal Surcharge (GMS) factor: 0.009294
- 2018 Vintage CRS



<p>Your Total Usage: <b>483 kWh</b></p> <p><b>Understanding Your Bill...</b>  Your usage for the billing period falls into <b>Tier 2</b>. For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.</p>	<table> <tr> <td>Tier 1</td><td>Tier 2</td></tr> <tr> <td>372 kWh</td><td>111 kWh</td></tr> <tr> <td> <table> <tr> <td>\$0.18/kWh</td><td></td></tr> </table> </td><td>\$0.28/kWh</td></tr> <tr> <td colspan="2"> <p><b>Your Total Usage</b> <b>483 kWh</b></p> </td></tr> </table>	Tier 1	Tier 2	372 kWh	111 kWh	<table> <tr> <td>\$0.18/kWh</td><td></td></tr> </table>	\$0.18/kWh		\$0.28/kWh	<p><b>Your Total Usage</b> <b>483 kWh</b></p>	
Tier 1	Tier 2										
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\$0.18/kWh											
<p><b>Your Total Usage</b> <b>483 kWh</b></p>											

Service account 8015300420  
Service address 5634 NOEL DR  
TEMPLE CITY, CA 91780  
Rotating outage Group N001

POD-ID  
101760940000266273

SUPPLY/GENERATION  
CLEAN POWER ALLIANCE  
supplies your electricity

## Details of your new charges

### CLEAN POWER ALLIANCE

Your rate: DOMESTIC  
Service Account: 8015300420  
Billing period: 11/25/25 to 12/25/25 (31 days)

<b>Generation Charges</b>		
Lean Power - Total	482.78 kWh @ 0.11624	\$56.12
Energy Surcharge		\$0.14
Sub-Total of CPA Generation Charges		\$56.26
<b>Your New Charges</b>		<b>\$56.26</b>

## Things you should know

### CPA Rates

CPA's board of directors will consider a rate adjustment at its public meeting on January 15, 2026. If approved, new rates would go into effect starting February 1, 2026. Information about the proposed adjustment is available in the December 2025 board agenda packet at [cleanpoweralliance.org/agenda](https://cleanpoweralliance.org/agenda). If you have questions, please call 888-585-3788.

### Find the CPA programs that are right for you

CPA programs can help you conserve energy and save money on your electricity bill. Visit our interactive programs webpage to discover offerings for residents and businesses. Learn more at [CleanPowerAlliance.org/programs](https://CleanPowerAlliance.org/programs).

### Need help understanding your bill?

Utility bills can be confusing; we are here to make things easier. Visit [CleanPowerAlliance.org/understandingyourbill](https://CleanPowerAlliance.org/understandingyourbill) to learn more about the charges on your bill or call 888-585-3788 for help.

### CPA's Privacy Policy

Clean Power Alliance's privacy policy is available at [CleanPowerAlliance.org/privacy-policy](https://CleanPowerAlliance.org/privacy-policy).

## Notice of Southern California Edison Company's (SCE) Rate Increase Request

**SCE's Application for Authorization to Recover Incremental Costs Related to Wildfire Mitigation and Catastrophic Events to the California Public Utilities Commission (CPUC)**  
**A.25-12-002**

### What is Being Requested?

SCE is requesting an increase in revenue of \$47.707 million or 0.3% to recover its costs for wildfire mitigation expenses incurred in 2024. The request also includes the recovery of costs related to restoration efforts for certain catastrophic events in 2017, 2018, 2020 and 2021.

### TOTAL RATE INCREASE REQUESTED

Customer Class	\$ Increase	% Increase
Residential	\$0.08	0.2%
Lighting - Small & Medium Power	\$0.15	0.5%
Large Power	\$0.05	0.2%
Agriculture and Pumping	\$0.06	0.2%
Street and Area Lighting	\$0.07	0.2%
Standby	\$0.01	0.1%

### How Would This Impact the Average Residential Customer?

If the request is approved, the average residential customer using 500kWh per month would see a rate increase of approximately \$0.41 per month and an increase of approximately \$0.26 per month for residential CARE customers. The actual impact will vary based on usage, baseline territory, and other factors.

### Additional Information

An administrative law judge will hold hearings, consider evidence, testimony, and public comments before drafting a proposed decision on this application. CPUC Commissioners will then vote on a final decision at a public meeting.

You can read more about the utility's request and make public comment by visiting [apps.cpuc.ca.gov/c/A2512002](https://apps.cpuc.ca.gov/c/A2512002). For questions about participating in CPUC matters, you can contact the Public Advisor's Office at [Public.Advisor@cpuc.ca.gov](mailto:Public.Advisor@cpuc.ca.gov), **1-866-849-8390**, or 505 Van Ness Ave., San Francisco, CA 94102. Please reference [A.25-12-002] in any communication with the CPUC.

### Questions About the Request

For questions about this application, please contact SCE at **1-800-655-4555**, or via email at [case.admin@sce.com](mailto:case.admin@sce.com). The mailing address:

Case Administration  
Southern California Edison Company  
A.25-12-002 - WMCE Application  
P.O. Box 800 Rosemead, CA 91770

