

Cities Report
August/September 2026

LOS ANGELES COUNTY

Los Angeles County's planning director on Thursday September 17th ordered an immediate prohibition on the development of large-scale data centers that power artificial intelligence in unincorporated areas of the county.

Department of Regional Planning Director Amy Bodek issued the directive in a memorandum, saying it is intended to serve as interim guidance for planning staff while the county moves toward codifying the prohibition in its zoning regulations.

Los Angeles County Board Chair and First District Supervisor Hilda Solis said she introduced a motion in April addressing public health and environmental concerns surrounding data centers. The motion was unanimously approved by the Board of Supervisors.

Solis said she intends to bring additional actions before the Board of Supervisors to implement recommendations from the departments of Regional Planning and Public Health to amend the county's zoning code and prohibit data centers powering artificial intelligence in unincorporated areas.

In the meantime, the Department of Regional Planning's guidance will prohibit such facilities while the zoning amendment process moves forward, Solis said.

Data centers have existed in the country before, and the construction of them has increased in recent years. These facilities run AI technology and California has at least 287 data centers.

AZUSA

E-Power Inc., a provider of advanced battery materials and AI Data Center (AIDC) microgrid solutions, announced that it has received written notice from the City of Azusa, California that the Azusa City Council has authorized City staff to move forward with negotiations toward an Exclusive Negotiating Agreement with the Company for the potential development of the proposed Azusa Mega Charging Station — a public-access charging and energy storage facility for medium- and heavy-duty zero-emission commercial vehicles .

Project Highlights

- **Proposed Investment:** Up to US\$26 million to be committed by E-Power toward the development, construction, ownership and long-term operation of the facility, subject to due diligence and the negotiation and execution of definitive agreements.
- **Charging Capacity:** Approximately 11.52 MW of total charger capacity, served by a dedicated 6 MW, 12 kV utility interconnection from Azusa Light & Water.
- **Energy Storage:** An approximately 20 MWh lithium iron phosphate (LFP) battery energy storage system, configured as four 5 MWh blocks with a bi-directional power conversion system supporting peak shaving, load management and grid resiliency.

- Vehicles to be Served: Class 4–8 medium- and heavy-duty zero-emission commercial vehicles.
- Location: West Foothill Boulevard, Azusa, California, adjacent to the I-210 and I-605 freight corridor.
- Target Commercial Operations: 2028.

The City's notice, dated June 24, 2026 and signed by City Manager, Sergio Gonzalez, followed the City's review of a non-binding Letter of Interest submitted by E-Power in June 2026. As described in the notice, the proposed ENA is expected to cover Project roles and responsibilities, site development requirements, utility service considerations, economic terms, and the framework for a potential long-term development agreement.

CHINO

Beginning Aug. 20, the sale of an opioid-like substance derived from the kratom plant will be banned in Chino. Also prohibited will be the sale of flavored tobacco and nitrous oxide products.

The city council voted to approve the ban at the July 7 meeting.

Alex Lopez from Reach Out, a nonprofit based in Upland, informed the council in spring that 7-hydroxymitragynine or 7-OH was being sold in Chino Valley smoke shops marketed as "natural energy" or "mood enhancers" in the form of pills, powders, drinks, vapes and gummies. He said 7-OH can result in fatal overdoses. Ontario, Temecula and Moreno Valley are among the cities that have recently banned 7-OH.

Chino currently has 14 smoke shops and 17 additional businesses that sell one or more of the products addressed by this ordinance

Senate Bill 793, enacted in 2020, prohibits the sale of flavored tobacco products to persons under 21 and allows cities to adopt ordinances to restrict access.

Nitrous oxide, an odorless gas used in medical or dental procedures often sold at smoke shops in canisters, has been subject to recreational misuse which can lead to severe vitamin deficiencies, neurological damage, paralysis and death, according to the National Institutes of Health.

Violators can be charged with a misdemeanor and fined from \$250 to \$1,000.

Retail stores could have their business licenses revoked if they sell the products.

The Chino Police Department will conduct retailer education and public outreach including social media messaging, partnerships with schools, and compliance inspections before enforcement begins.

CHINO HILLS

Stockdale Capital Partners and funds managed by Hamilton Lane have acquired The Shoppes at Chino Hills, a 378,140-square-foot open-air regional lifestyle center located in the Inland Empire city of Chino Hills. Originally developed in 2008, The Shoppes at Chino Hills is anchored by Trader Joe's and Barnes & Noble. Other retailers and restaurants at the property include Old Navy, Sephora, Victoria's Secret, Bath & Body Works, P.F. Chang's, California Pizza Kitchen and Chipotle Mexican Grill, among others.

Stockdale plans to rename the property The Shops at Chino Hills, with additional plans for its rebranding, remerchandising and repositioning strategy to be shared in the coming months. Jimmy Slusher, Mark Damiani, James Tyrrell and Shaya Northrup of CBRE marketed the property.

COVINA

The City of Covina is awaiting communication from RWE Americas regarding whether it intends to proceed with its application for a battery energy storage project to the City Council. Correspondence was received on August 20, 2026 from an RWE representative indicating that "no City Council hearing is currently anticipated in the near term." If any additional information regarding this application becomes available, it will be shared on the City's website (covina.gov). For more information on the proposed project, please visit <https://covina.gov/522-e-edna-place/>

DIAMOND BAR

Diamond Bar homeowners may be eligible for financial assistance to make needed repairs and improvements through the City's Home Improvement loan program.

The program provides zero-interest, deferred-payment loans of \$5,000 to \$35,000 for single-family homes and \$5,000 to \$20,000 for condominiums. Funds may be used for eligible projects such as roofing, plumbing and electrical work, pest control, window and door replacement, exterior repairs and accessibility improvements.

Borrowers do not make monthly payments. Instead, repayment is deferred until the property is sold, transferred or refinanced.

Funding is limited, and applications are accepted on a first-come, first-served basis. For eligibility requirements and additional information, contact the City's Community Development Department at 909-839-7030.

GLENDORA

San Gabriel Valley officials broke ground yesterday on a new multi-use trail in Glendora next to the San Dimas Wash.

The 1.6-mile pathway, stretching from the intersection of Sunflower Avenue and Gladstone Street to Grand Avenue and Arrow Highway, is the first component of what will eventually be a trail network connecting the A Line's Glendora Station to neighborhoods throughout the city.

The \$1.2-million project, funded by a combination of local, regional, and state sources, will include a fully-separated pathway for cyclists and pedestrians, lined with new landscaping, shade structures, and other park-like features. Plans also call for improved crossings at intersections and mid-block sites.

Glendora's ultimate plan is for a more than 10-mile network of trails anchored by the Metro station, connecting to Glendora Village, Citrus College, and other destinations. The estimated cost of the program is \$36.6 million, with \$21.7 million already secured.

LA PUENTE

Suburban Water Systems invested approximately \$10.9 million to upgrade Plant 128, which stores and delivers essential water to residents, businesses and fire hydrants in La Puente and Hacienda Heights. Suburban engineers and water experts replaced a century-old reservoir and modernized electrical equipment to strengthen the local water system's reliability and resiliency.

The project was celebrated at a ribbon cutting with local leaders, including Los Angeles County Supervisor Hilda L. Solis and City of La Puente Mayor Charlie Klinakis. Both emphasized dependable water service as essential to protecting public health, supporting the economy and preparing for emergencies.

Upgrades include a welded steel storage tank designed to meet modern seismic standards and better withstand earthquake activity. Electrical system improvements and a backup generator enhance employee safety and help maintain water service during power disruptions.

MONTCLAIR

Progressive Real Estate Partners has announced the sale of 28,000-square-foot multi-tenant neighborhood retail center located at 5458-5484 Moreno Street in Montclair, California for \$5.6 million.

The retail center is located just off the I-10 Freeway and Central Avenue, approximately 0.3 miles from Montclair Place, a dominant regional retail destination generating six million annual visits and undergoing continued modernization. The property also benefits from nearby residential development within the Arrow Highway Mixed-Use District, adding long-term population density to the North Montclair trade area. The seller is Los Angeles-based private investor.

The building is 89% leased to eight local tenants, predominantly restaurants, education, personal service and experiential uses.

ONTARIO

The Ontario City Council approved nearly \$28 million in consultant contracts Tuesday night to design and manage roads and utilities for the Ontario Ranch Road and Grove Avenue Corridor Improvement Project, the next phase of infrastructure work on the city's west side.

The item, approved as part of the consent calendar without discussion, bundles five contract actions totaling more than \$27.77 million. The largest is a nearly \$10.4 million amendment to a project management agreement with Moote Cos. LLC bringing that contract's total to just under \$10.5 million. A separate nearly \$7.46 million amendment to the design services agreement with Ardurra Group Inc. brings that firm's total to over \$13.23 million. A new design services agreement with Westland Group Inc. carries a not-to-exceed amount of \$7.54 million.

The package also includes a resolution declaring the city's intent to issue tax-exempt obligations, a step that mentions up to \$500 million in possible future financing for capital projects including Ontario Ranch West infrastructure.

Public speakers pushed back on the process before the vote. One commenter said the council was being asked to add nearly \$28 million in consultant **contract** authority, including a \$7.5 million contract he said was awarded without competition, and asked the city to disclose how firms were selected and which funds would pay for the work. A second speaker criticized the Moote contract amendment specifically, noting the budget was rising from \$100,000 to \$10 million without competitive bidding.

Officials said the funding comes from development impact fee accounts paid by developers, and that professional service firms are prequalified and then able to bid on projects in a more expedited manner than a full request for proposals.

The corridor project involves improvements along Ontario Ranch Road from Euclid Avenue to Archibald Avenue and Grove Avenue from Riverside Drive to Eucalyptus Avenue, including street, utility undergrounding, storm drain, sewer, water, recycled water, and fiber optic work.

POMONA

. Institutional Property Advisors (IPA), a division of Marcus & Millichap, has brokered the \$36.7 million sale of Terramonte at Foothill, an apartment property in the Inland Empire city of Pomona. Positive Investments sold the asset to Sack Capital Partners for \$265,942 per unit.

Kevin Green, Chris Zorbas, Joseph Grabiec, Alexander Garcia Jr. And Greg Harris of IPA represented the seller and procured the buyer in the transaction.

Built in 1963 on 9 acres and renovated between 2012 and 2023, Terramonte at Foothills features 138 apartments, two pools, sundecks, spa, fitness center, barbecue pavilion, coworking space and garages. The unit mix is 70 percent two-bedroom units, plus studios and one- and three-bedroom apartments, with an average unit size of 910 square feet.

WALNUT

Progressive Real Estate Partners has negotiated the sale of The Shops at Walnut Hills Plaza, a fully leased shopping center located at 18718-18766 Amar Road in Walnut. Portola Real Estate Partners acquired the asset from a Los Angeles-based private investor for \$13.5 million. Roxy Klein and Greg Bedell of Progressive Real Estate Partners represented the seller in the deal.

Built in 1983, The Shops at Walnut Plaza features 19 e-commerce-resistant tenants, including restaurants, medical, beauty and daily-needs operators. O'Reilly Auto Parts, Little Elephants Kids Place, Osuna's Mexican Restaurant, Papa John's Pizza, Native Fields Restaurant, Walnut Hills Family Dentistry, Pediatric Dentistry and Sky Nails are tenants at the 37,173-square-foot property.

WEST COVINA

The City of West Covina has significantly expanded public access to government information by launching DocAccess by CivicPlus, making 2,884 public documents spanning 99,283 pages available through a searchable, accessible, and multilingual online platform.

The new DocAccess platform provides residents with an easier way to find, read, search, translate, and understand City documents from any device. The online library includes both current and archived materials, giving the public convenient access to council meeting agendas and minutes, budgets, strategic plans, and other important records through a mobile-friendly website.

With growing awareness of digital accessibility and as more residents interact with government online, the City chose to act now rather than wait to implement DocAccess, to enhance transparency while reinforcing its longstanding commitment to providing equal access to public information under the Americans with Disabilities Act (ADA).

DocAccess transforms PDF documents into HTML content aligned with the Web Content Accessibility Guidelines (WCAG) 2.1 Level AA, making records searchable, screen reader compatible, and fully navigable by keyboard. The platform also features interactive document outlines for easier navigation of lengthy reports, an AI-powered "Ask a Question" tool that provides plain-language answers grounded in the document's content, and instant translation into more than 250 languages. Residents can ask questions about documents in their preferred

language, making City information more accessible for West Covina's diverse and multilingual community.

The addition to accessibility and translation, the City now has new analytics tools that show which documents generate the most interest, what questions residents ask most often, and which languages are being used. Those insights will help West Covina continue building a more transparent, data-informed approach to public communication. The platform's privacy controls preserve anonymity, and no customer content is used to train AI models.

With the launch of DocAccess, West Covina continues its commitment to making government information more accessible, transparent, and easier to use for every resident.

For more information, please visit the City of West Covina's website at www.westcovina.gov.