



*CITY OF IONE*  
*IONE, CA 95640*

## **Agenda Item #H2**

**DATE: NOVEMBER 7, 2023**

**TO: CITY COUNCIL**

**FROM: SUSAN M. PETERS, CONTRACT PLANNER**

**SUBJECT: 2021-2029 6<sup>TH</sup> CYCLE HOUSING ELEMENT UPDATE**

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### **RECOMMENDATION**

Review the 2021-2029 6<sup>th</sup> Cycle Housing Element Update of the City of Ione General Plan and adopt City Council Resolution No. 2023-\*, A Resolution Of The City Of Ione City Council Adopting A General Plan Amendment To Update The Housing Element Of The General Plan For The 6<sup>th</sup> Cycle Period Of 2021-2029 To Affirmatively Further Fair Housing And Substantially Comply With State Housing Element Law.

### **BACKGROUND**

The housing element, one of the seven state mandated elements of the General Plan, is a guiding document for housing development, the allocation of housing resources, and the continuation of housing-related services during the planning period of 2021-2029. The 6<sup>th</sup> Cycle Housing Element was prepared jointly with the County of Amador and the cities of Amador City, Jackson, Plymouth and Sutter Creek utilizing Regional Early Action Planning (REAP) Grant funds.

State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2021-2029 to accommodate the City of Ione's regional housing need allocation (RHNA) of 117 housing units, comprised of 15 extremely low-income units, 15 very-low income units, 20 low-income units, 25 moderate-income units, and 42 above moderate-income units. The 6<sup>th</sup> Cycle Housing Element Update also includes the following:

- Goals, policies, and actions to address current and projected housing needs, including housing preservation, rehabilitation, and development;
- Analysis of housing-related constraints;
- Inventory of sites suitable to accommodate the housing needs allocation for the City;
- Assessment of financial and programmatic resources for housing; and
- Analysis of fair housing issues and constraints.

The Draft Countywide 6<sup>th</sup> Cycle Housing Element was released for public and stakeholder comment on November 10, 2022. The required 30-day comment period for the draft document ended on January 9, 2023. Comments were received from seven interested parties. The response to the comments can be found in Appendix C of the Housing Element.

On October 10, 2023 the Planning Commission held a Public Hearing, reviewed the Draft Countywide 6<sup>th</sup> Cycle Housing Element, considered public testimony and adopted Planning Commission Resolution No. PC2023-07 recommending the City Council adopt a General Plan Amendment updating the Housing Element of the City of Ione General Plan.

Additionally, the Planning Commission directed staff to provide the City Council with a discussion regarding future actions that will need to be taken for the City to remain in compliance with Housing and Community Development regulations. That discussion is included below.

## **DISCUSSION**

**HCD Review and Certification:** An important difference between the Housing Element and other elements of the General Plan is the extent of State oversight. Under California law, land use and development is generally within the authority of cities through the adoption of policies and regulations in General Plans and municipal codes. However, State law establishes many specific limitations on city land use authority with regard to housing.

The State legislature has also declared an adequate supply of housing to be a matter of statewide importance and has delegated authority to the California Department of Housing and Community Development (HCD) to review local government Housing Elements and issue opinions regarding their compliance with State law. A finding of Housing Element compliance by HCD is referred to as “certification” of the Housing Element. Certification is important to enhance cities’ eligibility for grant funds and also to support local land use authority. HCD review of Housing Elements is required both prior to and after final adoption by the City Council. Typically, the most critical issue in HCD’s review is whether the Housing Element demonstrates compliance with State law regarding the Regional Housing Needs Assessment (“RHNA”).

**RHNA Requirements:** One of the most important requirements of State Housing Element law is that each city must adopt land use plans and regulations that create opportunities for sufficient residential development to accommodate its assigned share of statewide housing need. The RHNA is the process by which each city’s need for additional housing is determined. Prior to each Housing Element planning cycle the region’s total housing need is established by HCD based primarily on population growth trends and existing housing problems such as overcrowding and overpayment.

In 2020 HCD issued a RHNA determination of 741 additional units for Amador County during the 2019-2029 period. HCD also distributed the units throughout the County, assigning a total of 117 to the City of Ione.

The Housing Element must demonstrate compliance with the RHNA by analyzing the city's capacity for additional housing based on an evaluation of land use patterns, development regulations, potential constraints (such as infrastructure availability and environmental conditions) and real estate market trends. The analysis must be prepared at a parcel-specific level of detail and identify properties (or "sites") where additional housing could be built under current regulations. State law requires that the sites analysis demonstrate that city land use plans and regulations provide adequate capacity to fully accommodate its RHNA allocation in each income category. If the current development capacity is not sufficient to fully accommodate the RHNA, the Housing Element must describe proactive steps the City will take to increase housing capacity commensurate with the RHNA – typically through amendments to land use plans and development regulations that could facilitate production of additional housing. Such amendments generally include increasing allowable residential densities, modifying other development standards, or allowing housing to be built in areas where residential development is not currently allowed, such as areas zoned for commercial use.

The Countywide 6<sup>th</sup> Cycle Draft Housing Element consists of three main parts, the Housing Plan, the Background Report, and each individual jurisdiction's Annex:

The Housing Plan contains the goals, policies and programs that the City, and other jurisdictions within the County including the County, will implement during the 2021-2029 planning period. Some of the Housing Plan programs call for changes to the City's Municipal Code required by State Law. Staff will work with the consultant to draft the necessary amendments to the Municipal Code. The proposed changes will be brought forward at public meetings for review and public comment before adoption but generally include the following:

- Update the Zoning Code to allow residential use by right for housing developments where at least 20 percent of the units are affordable to lower income households on certain parcels of land within the City.
- Update the Zoning Code to establish provisions addressing the conversion or demolition of multifamily rental housing and mobile home parks;
- Allow for group homes of seven or more persons in all zones allowing residential uses of the same type in the same zone;
- Update the definition of Emergency Shelters to be consistent with State law;
- Update the Zoning Code to allow Emergency Shelters in all zones that allow residential uses;
- Revise the Density Bonus regulations to reflect current requirements of the State's density bonus law;
- Update the Zoning Code to require new development projects with 10 or more units to include accessibility options;
- Update the parking regulations to allow for shared parking between residential and non-residential uses.

In addition to these amendments, the City will need to participate in the following programs:

- Work with the County of Amador and the other four cities to establish a Countywide Housing Group to discuss and implement housing strategies and the programs of the Housing Element;
- Prepare and submit an Annual Progress Report to the Department of Housing and Community Development. This report is intended to monitor the effectiveness of the Housing Element affordable housing programs, progress towards the RHNA and the preservation of affordable housing;
- Work with the Amador-Tuolumne Community Action Agency to help developers find suitable affordable housing sites;
- Prepare and provide technical and resource guides on lot split provisions, ADUs, and SB9;
- Work with the Amador County Homeless Task Force and developers to provide transitional housing beds in Ione;
- Develop affordable housing targets for Planned Development areas;
- Create a menu of incentives for affordable and special needs housing;
- Update the City's website with information about fair housing services, programs, outreach and enforcement, affordable and supportive housing programs and a host of other initiatives.

The Background Report provides documentation and analysis in support of the goals, polices, programs and quantified objectives in the Housing Element policy document. The Report includes housing constraints and resources, an inventory of residential sites, fair housing affirmations, and an evaluation of the existing Housing Element.

The Ione Annex identifies specific information for the City. The document reviews current zoning and evaluates potential constraints for development. The majority of the information in the Annex is taken from the City's municipal code.

**CEQA:** The Housing Element has been reviewed and analyzed pursuant to the California Environmental Quality Act (CEQA), and staff has determined that there is no substantial evidence that the 6<sup>th</sup> Cycle Housing Element may have a significant effect on the environment, and the Housing Element is therefore exempt from the provisions of CEQA as set forth in Public Resources Code Section 21080(c)(1) and Section 15061(b)(3) of the CEQA Guidelines. The Attached Resolution includes the language necessary to file the exemption.

## **ATTACHMENTS**

- Attachment H2A: Public Hearing Notice Draft Countywide Sixth Cycle Housing Element
- Attachment H2B: City Council Resolution 2023-\*\* A Resolution of The City of Ione City Council adopting a General Plan Amendment to Update the Housing Element of the General Plan for the 6<sup>th</sup> Cycle Period of 2021-2029 to Affirmatively Further Fair Housing and Substantially Comply With State Housing Element Law.
- Attachment H2C: Housing Element Ione Annex Section
- Link to 6<sup>th</sup> Cycle Housing Element [https://drive.google.com/file/d/17Z8JaAagv5SSkE-6rmdywLhwu1T\\_yZTs/view](https://drive.google.com/file/d/17Z8JaAagv5SSkE-6rmdywLhwu1T_yZTs/view)

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Ione will hold a public hearing to consider a recommendation to the City Council regarding the 2021-2029 Draft Countywide Sixth Cycle Housing Element.

**DATE OF HEARING:** November 7, 2023

**TIME OF HEARING:** 6:00 pm or as soon thereafter as possible

**LOCATION OF HEARING** Ione City Hall  
1 East Main Street  
Ione, CA 95640

**PROJECT DESCRIPTION:** State law requires that each City adopt a General Plan to guide land use and development. Among the seven required “elements” of the General Plan is the Housing Element. The Housing element sets forth goals, policies, and programs that address the future housing needs for all income levels over an eight-year planning period which coincides with the Regional Housing Needs Assessment (RHNA) projection period. The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. RHNA quantifies the need for housing within each jurisdiction during specified planning periods. The City of Ione collaborated with the County of Amador and the cities of Amador City, Jackson, Plymouth and Sutter Creek to prepare the Draft Countywide Sixth Cycle Housing Element which covers the 2021-2029 planning period.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:** In accordance with the California Environmental Quality Act (CEQA) Guidelines, staff recommends that the proposed Draft Countywide Sixth Cycle Housing Element is exempt from CEQA requirements per Section 15061, Review for Exemption of CEQA Guidelines. Specifically, Section 15061(b)(3) states, in part, that a project is exempt from CEQA if “the activity is covered by the general rule that CEQA applies only to project which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

**INVITATION TO BE HEARD:** All interested persons are invited to the public hearing to be heard in favor or opposition of recommending City Council approval of the Draft Countywide Sixth Cycle Housing Element or to provide comments. Written comments may also be submitted to the Planning Department prior to the hearing at 1 East Main Street, Ione, CA.

The Draft Countywide Sixth Cycle Housing Element is available for review on the City’s website at:[https://drive.google.com/file/d/17Z8JaAagv5SSkE-6rmdywLhwu1T\\_yZTs/view](https://drive.google.com/file/d/17Z8JaAagv5SSkE-6rmdywLhwu1T_yZTs/view) or at City Hall.

Publication Date: October 27, 2023

For additional information, please contact City Hall, at 209-274-2412 x 101 or email at [kguevara@ione-ca.com](mailto:kguevara@ione-ca.com).

**CITY COUNCIL RESOLUTION 2023-\*\***  
**A RESOLUTION OF THE CITY OF IONE CITY COUNCIL**  
**ADOPTING A GENERAL PLAN AMENDMENT TO UPDATE THE HOUSING**  
**ELEMENT OF THE GENERAL PLAN FOR THE 6<sup>TH</sup> CYCLE PERIOD OF 2021-2029**  
**TO AFFIRMATIVELY FURTHER FAIR HOUSING AND SUBSTANTIALLY COMPLY**  
**WITH STATE HOUSING ELEMENT LAW**

**WHEREAS**, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2021-2029 to accommodate the City of Ione regional housing need allocation (RHNA) of 117 housing units, comprised of 15 extremely low income units, 15 very-low income units, 20 low-income units, 25 moderate-income units, and 42 above moderate-income units; and

**WHEREAS**, to comply with State Housing Element Law, the City of Ione has worked in conjunction with County of Amador and Cities of Amador City, Jackson, Plymouth, and Sutter Creek (collectively “the Countywide jurisdictions”) to prepare the Housing Element Update (the Housing Element) for the 2021 to 2029 period; and

**WHEREAS**, as provided in Government Code Section 65350 et. seq., the Housing Element constitutes a General Plan Amendment; and

**WHEREAS**, the City of Ione has prepared the Housing Element in accordance with State Housing Element Law; and;

**WHEREAS**, State law requires that the City of Ione take meaningful steps to promote and affirmatively further fair housing (Gov. Code Section 65583(c)(5)); and

**WHEREAS**, State law requires that the City of Ione makes zoning available for all types of housing, including multifamily housing (Gov. Code Sections 65583.2 and 65583(c)); and

**WHEREAS**, the Housing Element must be adopted to comply with State law, accommodate the RHNA, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing (Gov. Code Sections 65583.2 and 65583(c)); and

**WHEREAS**, California Government Code Section 65583 requires that the Housing Element Update contain: (i) an assessment of the City’s housing needs and an analysis of the resources and constraints, both governmental and non-governmental, relevant to the meeting of these needs; (ii) an inventory of land suitable and available for residential development and an analysis of the development potential of such sites; (iii) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and (iv) programs that set forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element Update; and

**WHEREAS**, the Housing Element has been prepared to comply with State law, accommodate the RHNA, affirmatively further fair housing, facilitate and encourage a variety of housing types for all income levels, including multifamily housing, and include a diligent effort to include all economic segments of the community; and

**WHEREAS**, the City of Ione and the Countywide jurisdictions conducted extensive community outreach over the last 20 months including two open houses conducted in March 2022 open to any member of the public, eight workshops and meetings held throughout the Countywide jurisdictions to present the Draft Countywide Housing Element Update to all economic segments and interested parties of the Countywide jurisdictions, one Planning Commission public hearing, and one City Council public hearing and at each of the 12 meetings the public was provided an opportunity to comment; and

**WHEREAS**, the draft Housing Element was made available for public comment initially from November 10, 2022 through December 14, 2022 with the comment period extended to January 9, 2023 to make all economic segments of the Countywide jurisdictions and all interested parties had an opportunity to comment and during which time eight public meetings were held to provide an opportunity to comment; and

**WHEREAS**, all public comments on the draft Housing Element were considered, revisions were made to the draft Housing Element to address public comments, and Appendix C was added to the Housing Element to identify comments received, changes made to the Housing Element to address public comments, and respond to each comment; and

**WHEREAS**, in accordance with Government Code Section 65585 (b), on February 8, 2023, the City of Ione submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for its review; and

**WHEREAS**, on May 8, 2023, the Countywide jurisdictions received a letter from HCD providing its findings regarding the draft Housing Element (Findings Letter); and

**WHEREAS**, on May 18, 2023, HCD discussed with the County, cities and Housing Element consultant the contents of the Findings Letter, and based on the Findings Letter and the result of the call, the draft Housing Element was revised to include additional information and data; and

**WHEREAS**, the Housing Element has been reviewed and analyzed by the City of Ione pursuant to the California Environmental Quality Act (CEQA), it has been determined that there is no substantial evidence that the 6<sup>th</sup> Cycle Housing Element may have a significant effect on the environment, and the Housing Element is therefore exempt from the provisions of CEQA as set forth in Public Resources Code Section 21080(c)(1) and Section 15061(b)(3) of the CEQA Guidelines; and

**WHEREAS**, on October 10, 2023 the Planning Commission conducted a duly and properly noticed public hearing, reviewed the Housing Element and all pertinent maps, documents and exhibits, including HCD's findings, the City of Ione's response to HCD's findings, and modifications made in response to the HCD May 8, 2023 comment letter, the staff report and all attachments, and oral and written public comments; and approved Planning Commission Resolution No. PC2023-07 recommending that the City Council adopt a general plan amendment to update the Housing Element of the General Plan for the 6th Cycle Period of 2021-2029 to affirmatively further fair housing and substantially comply with state housing element law; and

**WHEREAS**, on November 7, 2023 the City Council conducted a duly and properly noticed public hearing, reviewed the Planning Commission’s recommendation, the Housing Element and all pertinent maps, documents and exhibits, including HCD’s findings, the City of Ione’s response to HCD’s findings, and modifications made in response to the HCD May 8, 2023 comment letter, the staff report and all attachments, and oral and written public comments; and determined the Housing Element to be consistent with State law and the General Plan of the City of Ione.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council hereby finds that, based on substantial evidence in the record:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.
2. The Housing Element is exempt from the requirements of the California Environmental Quality Act (“CEQA”) under the general rule of CEQA Guidelines, Section 15061(b)(3), in that there is no possibility that the Housing Element may have a significant negative physical impact on the environment.
3. The City has prepared, noticed, and made the Housing Element available pursuant to Government Code Sections 65350 through 65359.
4. There is a substantial benefit to be derived from amending the Ione General Plan with the proposed Housing Element.
5. The Housing Element substantially complies with State Housing Element Law and has been revised to address the findings identified by HCD in its letter dated May 8, 2023.
6. Based on substantial evidence provided in the Housing Element, knowledge of City staff regarding the readiness of approved and pending projects, opportunities for streamlined infill development, expressed interest from property owners or developers, site characteristics including the existing uses, and a commitment from the City to implement programs that incentivize and promote the development of sites, the Planning Commission finds that sites identified in the element to accommodate the RHNA can be available and ready for development during the Planning Period, and, where applicable, the existing uses on the sites identified to accommodate the City’s RHNA do not impede residential development during the period covered by the Housing Element.
7. As required by Government Code Section 65585(e), the City Council has considered the findings made by the Department of Housing and Community Development included in the Department’s letter to the Countywide jurisdictions dated May 8, 2023, consistent with Government Code Section 65585(f), and as described in Exhibit B to this resolution, incorporated herein by this reference, the City Council has changed the Housing Element in response to the findings of the Department to substantially comply with the requirements of State Housing Element Law as interpreted by HC.
8. The City of Ione’s 5<sup>th</sup> Cycle Housing Element hereby repealed in its entirety, and the City of Ione’s 6<sup>th</sup> Cycle Housing Element attached hereto as Exhibit A is adopted.
9. This Resolution shall become effective upon adoption by the City Council.

10. The City Manager or designee is hereby directed to file all necessary material with the Department of Housing and Community Development for the Department to find that the Housing Element is in conformance with State Housing Element Law and is further directed and authorized to make all non-substantive changes or minor modifications to the Housing Element to make it internally consistent or to address any non-substantive changes or minor modifications requested by the Department to achieve certification, provided that the modifications would not exceed the total amount of development accommodated by the General Plan prior to revisions and would not result in new actions by the County/City that would require a General Fund commitment of \$50,000 or greater.
  
11. The City Manager or designee is hereby directed to distribute copies of the Housing Element in the manner provided in Government Code Sections 65357 and 65589.7.

**BE IT FURTHER RESOLVED**, that the City Council hereby approves the 2021-2029 Housing Element in its current form, including the revisions to address HCD's findings.

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

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Attest:

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Janice Traverso, City Clerk

## CITY OF IONE ANNEX

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Annex to the Background Report



# CITY OF IONE ANNEX

This Annex provides information specific to the City of Ione regarding governmental constraints and Ione’s inventory of residential sites. This Annex supplements the information in the Background Report and contains the following:

Chapter III, Section B – Governmental Constraints – Ione

Chapter IV – Inventory of Residential Sites – Ione

## CHAPTER III. HOUSING CONSTRAINTS

### B. GOVERNMENTAL CONSTRAINTS – IONE

#### 1. LAND USE CONTROLS

Land use controls guide local growth and development. The City of Ione (Ione) applies land use controls through its General Plan, Community/Area Plans, and Zoning Code. All residential land use classifications pose a constraint on residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which indirectly may constrain housing. These impacts are measured against the general health and public safety served in the adoption of such regulations. Standards have been determined by Ione to establish minimum constraints to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. Implementation of these standards has not resulted in a serious constraint in providing housing to the various income levels.

#### a. GENERAL PLAN LAND USE DESIGNATIONS

By definition, local land use controls constrain housing development by restricting housing to certain sections of Ione and by limiting the number of housing units that can be built on a given parcel of land. The City’s General Plan (General Plan) establishes land use designations for all land within Ione’s area and defines community growth boundaries. The Land Use Element also includes a land use map that establishes the location of each of these designations. Table III-I-1 identifies the different land use designations in Ione’s General Plan that accommodate residential development.

Land Use Category	Description	Minimum Residential Density (du/ac)	Maximum Residential Density (du/ac)
Rural Residential (RR)	The Rural Residential category is designed as a transition category between agricultural activities and residential uses. The Rural Residential designation is intended to be located along the edge of the city, where urban development meets the rural portions of the region.	0.1 Dwelling Units/Acre	2.0 Dwelling Units/Acre
Low Density Residential (RL)	The Low Density Residential category represents the traditional single-family neighborhood. Development within these areas is limited to detached single-family homes and accessory residential uses that have low intensity characteristics, including second residential units and home occupations. Additionally, schools, day care centers, places of religious assembly, and nursing homes may be permitted.	2.1 Dwelling Units/Acre	7.0 Dwelling Units/Acre
	The Medium Density Residential category is characterized by small lot single- family detached or attached (e.g., town homes,	7.1 Dwelling Units/Acre	15 Dwelling Units/Acre

<b>Table III-I-1. Residential Land Use Categories and Density</b>			
<b>Land Use Category</b>	<b>Description</b>	<b>Minimum Residential Density (du/ac)</b>	<b>Maximum Residential Density (du/ac)</b>
Medium Density Residential (RM)	duplex and triplex units) homes, and small apartment complexes. Uses that are ancillary to multi- family residential uses include schools, day care centers, places of religious assembly, and nursing homes.		
High Density Residential (RH)	High Density Residential is the most urban residential category available. The predominant style of development is larger multi-family housing complexes, including apartments and condominiums.	15.1 Dwelling Units/Acre	25.0 <sup>1</sup> Dwelling Units/Acre
Special Planning Area (SPA)	The Special Planning Area designation represents potential areas of new growth within lone. These areas require a more specific level of policy direction to direct future growth, protect the unique characteristics of each area, and guide future development. A Special Planning Area includes a mixture of residential uses (at varying densities), commercial activities, parks, and other uses as described in text and/or graphics within the General Plan. The exact land plan for the SPA(s) is to be created and refined through the adoption of a Specific Plan or Planned Development Master Plan. Development must be approved by the Planning Commission and the City Council.	--2	--2 Dwelling Units/Acre
Central Business District (CBD)	The Central Business District is characterized by a vertically and/or horizontally integrated mix of retail, office, professional, and service uses that serve daily shopping needs. Retail uses generally dominate the ground floor; apartments and condominiums are allowed uses on the second floor.	7.1 Dwelling Units/Acre	25.0 <sup>1</sup> Dwelling Units/Acre
Downtown Transition (DT)	The Downtown Transition land use designation is intended as a transitional land use category from existing residential uses to more intensive commercial uses. The designation respects the existing residential nature of the area but recognizes that market demands and land owner desires will drive conversion of the property to commercial office and/or retail. As such, existing residential uses are allowed to continue in perpetuity, existing homes may be remodeled, expanded, and/or replaced, and new homes on vacant lots may be built. Further, properties may be developed or redeveloped into commercial uses either through the conversion of residential structures to commercial operation or wholesale redevelopment of parcels with new commercial structures. The mixing of commercial and residential uses, either vertically or horizontally, on the same parcel is also permissible.	3.1 Dwelling Units/Acre	25.0 <sup>1</sup> Dwelling Units/Acre
Notes: <sup>1</sup> Density bonus consistent with state law may be allowed to exceed the 25 unit per acre maximum <sup>2</sup> Density to be determined during the specific plan planning process. Source: City of Lone General Plan 2009 Land Use Element			

As described above, the Land Use Element of the Lone General Plan establishes the location and intensity of planned land uses. Additionally, the Land Use Element also includes a buildout analysis (or development capacity analysis) to determine the maximum number of potential residential units and maximum amount of commercial, industrial, and non-residential square footage that are anticipated to be built during the planning period of the General Plan. According to the State of California

General Plan Guidelines, a buildout analysis or development capacity analysis represents “an estimate of the total amount of development that may be built in an area under a certain set of assumptions, including applicable land use laws and policies (e.g., zoning), environmental constraints, etc.” This is done through calculating the acreage within each land use category and multiplying that number by the applicable density and intensity factor to estimate a theoretical development capacity<sup>1</sup>.

**b. ZONING CODE**

The Zoning Code is among the chief implementing tools for the General Plan. The Zoning Code specifies development standards for all applications such as setbacks, parking requirements, height limits, and lot coverage for individual zoning districts. Periodically, the Zoning Code is reviewed to ensure its consistency with the policies of the General Plan, as required by Government Code Section 65860, and amendments are initiated to enhance its value in accommodating new development. The Zoning Code provides for an array of residential districts throughout lone that allow a variety of different residential uses. Table III-I-2 identifies the zoning districts in lone that allow residential uses and the appropriate General Plan land use designations.

Land Use Category	Zone Districts
Rural Residential (RR)	Agricultural (A)
Low Density Residential (RL)	R-1a One-Family R-1b One-Family R-1c One-Family
Medium Density Residential (RM)	R-2 Limited Multiple Family Dwelling R-3 Multiple-family Dwelling Mobile Home Park (MP)
High Density Residential (RH)	R-4 High Density Multiple Family
Special Planning Area (SPA)	Specific Plan Planned Development (PD)
Central Business District (CBD)	C-2 Central Business District C-3 Heavy Commercial
Downtown Transition (DT)	C-T Commercial-Transition Zoning District C-1 Light Commercial Zoning District

Source: lone Zoning Code (Title 17)

**Development Standards**

The Zoning Code prescribes minimum standards for residential lot sizes, yards, and lot coverage. Minimum lot size and permitted density are shown in Table III-I-3. These standards contribute to the protections of public health, safety, and welfare, and the maintenance of the City’s quality of life and have not been an obstacle to the development of affordable units.

Zone District	Minimum Density	Maximum Density	Minimum Lot Size
Agriculture (A)	-	1 du/parcel	10 acres

<sup>1</sup> Office of Planning and Research (OPR). 2020. State of California General Plan Guidelines [Chapter 4: Required Elements, pg. 48]. Available at: [https://opr.ca.gov/docs/OPR\\_C4\\_final.pdf](https://opr.ca.gov/docs/OPR_C4_final.pdf)

Zone District	Minimum Density	Maximum Density	Minimum Lot Size
Residential Suburban (R-1a)	2.1 du/acre	7.0 du/acre	5,000 sf <sup>5</sup>
Residential Low Density (R-1b)	2.1 du/acre	7.0 du/acre	6,000 sf <sup>5</sup>
Residential Single Family (R-1c)	0.1 du/acre	2.0 du/acre	20,000 sf <sup>5</sup>
Residential Duplex (R-2)	3.1 du/acre	15.0 du/acre	More than one unit per parcel: 4,000 sf One unit per parcel (condominium, townhome, etc.): 2,600 sf
Residential Medium Density (R-3)	7.1 du/acre	15.0 du/acre	More than one unit per parcel: 4,000 sf One unit per parcel (condominium, townhome, etc.): 2,600 sf
Residential High Density (R-4)	15.1 du/acre	25.0 du/acre	More than one unit per parcel: 6,000 sf One unit per parcel (condominium, townhome, etc.): 1,570 sf
Mobile Park (MP)	7.1 du/acre	15.0 du/acre	3 acres
Commercial Transition (C-T)	3.1 du/ac	25.0 du/ac	Residential: 5,000 s.f. Commercial: No minimum
Light Commercial (C-1)	-	-	Residential not permitted
Central Business District (C-2)	7.1 du/ac	25.0 du/ac	Residential: 5,000 sf. Commercial: No minimum
Heavy Commercial (C-3)	-	-	Residential not permitted
Source: Ione Zoning Code (Title 17)			

Table III-I-4 provides setback, coverage, and height requirements for various zoning districts within Ione which allow for residential development. The setbacks and height requirements are comparable to other communities throughout the State. In contrast with many communities throughout the State, the City's Zoning Code does not establish open space requirements.

Zone District	Front Setback	Side Setback	Side—Street	Side—Second Story	Rear	Minimum Lot Size	Between Dwellings	Between Accessory Buildings	Height
Agriculture (A)	25 ft.	5 ft. <sup>1,2</sup>	12 ft.	13 ft.	25 ft.	10 acres	6 ft.	6 ft.	35 ft./2.5 stories
Residential Suburban (R-1a)	20 ft.	5 ft. <sup>1,2</sup>	12 ft.	13 ft.	20 ft. or 25% of the depth of the lot, whichever is less	5,000 sf <sup>5</sup>	6 ft.	6 ft.	35 ft./2.5 stories

AMADOR COUNTYWIDE 2021-2029 HOUSING ELEMENT

Residential Low Density (R-1b)	25 ft.	5 ft. <sup>1,2</sup>	12 ft.	13 ft.	25 ft. or 25% of the depth of the lot, whichever is less	6,000 sf <sup>5</sup>	6 ft.	6 ft.	35 ft./2.5 stories
Residential Single Family (R-1c)	25 ft.	15 ft. <sup>2</sup>	12 ft.	13 ft.	25 ft.	More than one unit per parcel: 4,000 sf One unit per parcel (condominium, townhome, etc.): 2,600 sf	6 ft.	6 ft.	35 ft./2.5 stories
Residential Duplex (R-2)	20 ft.	8 ft. <sup>2</sup>	12 ft.	13 ft.	20 ft. or 20% of the depth of the lot, whichever is less	More than one unit per parcel : 4,000 sf One unit per parcel (condominium, townhome, etc.): 2,600 sf	10 ft.	6 ft.	35 ft./2.5 stories
Residential Medium Density (R-3) <sup>(4)</sup>	20 ft.	5 ft. <sup>2</sup>	12 ft.	<sup>4</sup>	15 ft.	More than one unit per parcel: 4,000 sf One unit per parcel (condominium, townhome, etc.): 2,600 sf	10 ft.	4 ft.	45 ft./3 stories
Residential High Density (R-4)	20 ft.	10 ft.	8 ft.	15 ft.	20 ft.	More than one unit per parcel: 6,000 sf One unit per parcel (condominium, townhome, etc.): 1,570 sf	10 ft.	10 ft.	45 ft./3 stories
Mobile Park (MP)	20 ft.	--	n/a	n/a	10 ft.	3 acres	n/a	n/a	n/a
Commercial Transition (C-T)	15 ft.	5 ft.	15 ft.	--	0 ft.	Residential: 5,000 sf.	0 ft.	--	45 ft./3 stories

						Commercial: No minimum			
Light Commercial (C-1)	10 ft.	0 ft.	10 ft.	--	0 ft. <sup>1,2</sup>	No Minimum	0 ft.	--	50 ft./4 stories
Central Business District (C-2)	0 ft.	0 ft.	0 ft.	--	0 ft. <sup>1,2</sup>	Residential: 5,000 sf. Commercial: No minimum	0 ft.	--	50 ft./4 stories
Heavy Commercial (C-3)	20 ft.	0 ft.	20 ft.	--	0 ft. <sup>1,2</sup>	No Minimum	0 ft.	--	50 ft./4 stories
Notes:									
1. As determined through site plan review, the city may require additional setbacks to ensure the general health, safety, and welfare of the community.									
2. When the rear property line abuts a residential Zoning District, there shall be a 25-foot rear yard setback required. When there is an alley at the rear of such a lot, such a rear yard may be measured from the centerline of said alley.									
3. Properties within the C-2 and C-3 zones and also within the historic overlay zone shall comply with the development standards provided in the downtown master plan.									
4. When the side property line abuts a residential Zoning District, there shall be a 7-foot side yard required.									
Ione Zoning Code (Title 17)									

**Parking Requirements**

Ione’s parking regulations are set forth in Chapter 17.40, which identifies the number of spaces required for each land use. Table III-I-5 below shows the parking regulations pertaining to the development of residential units. As part of development review process, each new or modified land use is required to provide a parking plan using the standard number of off-street vehicle parking spaces identified in Section 17.40.050 (Number of Parking Spaces Required) and Section 17.40.060 (Parking requirements for the disabled). While Ione’s parking requirements are comparable to regional jurisdictions, the City has not established parking requirements for mixed use developments which can lead to uncertainty for developers. Program 17 requires the Zoning Code to be updated to establish parking requirements for mixed use developments and to allow for shared parking between residential and non-residential uses. Parking for accessory dwelling units and emergency shelters are discussed separately.

<b>Table III-I-5. Residential Parking Requirements</b>	
<b>Residential Use</b>	<b>Vehicle Spaces Required</b>
Boarding and Rooming Houses	1/living or seating unit
Dwelling, Single-Family and Two-Family	2 garage spaces/dwelling unit
Dwelling, Multiple-Family	
Studio, one and two bedroom units	2 spaces/dwelling unit
Three + bedroom units	2 spaces/dwelling unit
Senior units, studio, one and two bedroom units	1 space/dwelling unit
Senior units, three+ bedroom units	2 spaces/dwelling unit
Mobile Home Park	2 parking spaces/home site
Source: Ione Zoning Code (Chapter 17.40)	

**Allowed and Conditional Uses**

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Some of the housing types include single-family residential housing, multiple-family residential housing, residential accessory dwelling units, mobile homes, duplexes, transitional housing, supportive housing, accessory dwelling units, single room occupancy units, and emergency shelters. Table III-I-6 shows the housing types that are permitted by Zoning District.

Uses	A	R-1a	R-1b	R-1c	R-2	R-3	R-4	MP	C-T	C-1	C-2	C-3	B-P	M-1	M-2
Adult Day Care Home	N	SP	SP	SP	SP	SP	SP	N	SP	N	N	N	N	N	N
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Caretaker Housing	N	N	N	N	N	N	N	N	P	P	P	N	N	P	P
Dwelling, Multi-family	N	N	N	N	SP	SP	SP	N	SP	N	SP	N	N	N	N
Dwelling, Single-Family	SP <sup>1</sup>	SP <sup>1</sup>	SP <sup>1</sup>	SP <sup>1</sup>	SP <sup>1,2</sup>	SP <sup>1,2</sup>	SP <sup>1,2</sup>	N	SP <sup>1,2</sup>	N	N	N	N	N	N
Dwelling, Two-Family	N	SP <sup>1</sup>	SP <sup>1</sup>	SP <sup>1</sup>	SP <sup>1</sup>	SP <sup>1</sup>	SP <sup>1</sup>	N	SP <sup>3</sup>	N	SP	N	N	N	N
Dwelling, Three- and Four-Family	N	N	N	N	SP <sup>1</sup>	SP	SP	N	SP	N	SP	N	N	N	N
Emergency Shelter	N	N	N	N	N	N	C	N	N	N	N	N	N	P	P
Agricultural Employee Housing	P	N	N	C	N	N	N	N	N	N	N	N	N	N	N
Employee Housing	N	N	N	N	N	N	N	N	SP	N	SP	N	N	SP	SP
Caretaker Housing	N	N	N	N	N	N	N	N							
Family Day Care Home, Large	C	C	C	C	C	C	C	C	C	N	N	N	N	SP	SP
Family Day Care Home, Small	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	SP	N	N	N	N
Guest House	T	T	T	T	T	T	T	P	SP	N	SP	N	N	N	N
Home Occupations	P	P	P	P	P	P	P	P	P	N	P	N	N	N	N
Live-Work Facility	N	N	N	N	C	C	C	N	SP	N	SP <sup>1</sup>	N	N	N	N
Low Barrier Navigation Center	N	N	N	N	SP	SP	SP	N	SP(a)	N	SP(a)	N	N	N	N
Mobile Home Park	N	N	N	N	N	N	N	SP	N	N	N	N	N	N	N
Manufactured Home, Permanent	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	N	N	N
Manufactured Home, Non-Permanent	T	T	T	T	T	T	T	P	N	N	N	N	N	N	N
Residential Care Home	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	SP	N	N	N	N
Single Room Occupancy (SRO) Facilities	N	N	N	N	N	C	C	N	C	N	SP	N	N	N	N
Supportive Housing	Allowed subject to the restrictions applicable to a dwelling unit of the same type in the same zone, except as where allowed by-right pursuant to by Section 17.116.050.														
Transitional Housing	Allowed subject to the restrictions applicable to a dwelling unit of the same type in the same zone.														
Qualified Streamlined Housing	N	SM	SM	SM	SM	SM	SM	SM	SM	N	SM	N	N	N	N
Notes: P= permitted by right SP(a) = Permitted, Administrative Site Plan Review SP= permitted, administrative or discretionary site plan review based on Site Plan review requirements and regulations applicable to individual use C = conditional use permit SM = Streamlined Ministerial Review N = not permitted 1. Developments of up to two single family units, a duplex, a triplex, or a fourplex are permitted with Administrative Site Plan Review. 2. Single family dwellings are permitted provided the lot size does not exceed 4,000 square feet.															
Source: Ione Zoning Code (Title 17)															

The Zoning Code permits a variety of housing types and densities. The following describes the allowed and conditional uses allowed by the Zoning Code:

### ***Single Family and Two Family-Dwelling Units***

Single family units are defined in 17.310.020 of the Zoning Code as a building designed exclusively for occupancy by one family on a single lot. This classification includes manufactured homes (defined in California Health and Safety Code Section 18007) and model homes for the first sale of homes within the subdivision. Single family units may include the rental of rooms within a dwelling also occupied by the property owner or a primary tenant. A Two-Family Dwelling is defined as an attached building (e.g. duplex) designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot. This definition also includes half-plexes (two attached units, each with a separate lot). More than one two-family dwelling may be located on a single lot consistent with the density provisions of the general plan. The definition for Two-Family Dwellings does not include accessory dwelling units. Single family units are allowed in all residential districts except R4 and MP as a permitted use with administrative plan review and allowed in the C-T zone district with site plan review. Single family units in the R-3 zoning district are limited to units on lot sizes of 4,000 s.f. or less to ensure that minimum densities of 10.89 units per acre are achieved and to promote a variety of housing types and lot sizes. Two units, either a two-family dwelling or two detached units, are allowed ministerially in all single family residential zones subjective to Chapter 17.118 of the Zoning Code. Chapter 17.118 establishes standards consistent with SB 9.

### ***Multi-family Units***

Multi-family units are defined in 17.310.020 of the Zoning Code as a building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, townhouse, condominium). Multifamily units are allowed as a permitted use in the R-2, R-3, R-4, C-T, and C-2 zones with Site Plan Review.

### ***Accessory Dwelling Units***

Government Code Section 65852.2 establishes State standards for accessory dwelling units (ADUs). Jurisdictions may adopt local ordinances that meet the state standards; however, without a local ordinance, state ADU regulations apply and local governments cannot preclude ADUs. The purpose of an ADU is to provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans and others, in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood.

In 2019, the Governor signed a series of bills that significantly limit local jurisdiction's ability to restrict the development of ADUs. Assembly Bill (AB) 68, AB 587, AB 670, AB 671, AB 881, and Senate Bill (SB) 13 provide revisions to Government Code Section 65852.2 to further lift constraints on ADUs. These recent laws also provide numerous other standards, addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADUs. Ione has implemented the provisions of State law, including allowing junior ADUs and ADUs as a permitted, ministerial use, including the following provisions:

- One ADU is allowed on a lot zoned for single family or multifamily use and contains a single-family dwelling that is existing or will be constructed concurrently with the ADU;
- An ADU shall be within or attached to the primary structure with a common wall, and shall not exceed 50 percent of the existing living area, with a maximum increase in floor area of 1,200 square feet, nor be less than 150 square feet in size. Alternatively, the accessory dwelling unit may be detached from the primary structure and shall not exceed 1,200 square feet, nor be less than 150 square feet in size.
- No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.
- The exterior design, building materials, colors, window style, and exterior finishes shall be substantially the same as those on the existing dwelling.

- No passageway shall be required in conjunction with the construction of an ADU and outside access shall be located or screened so as not to be visible from the abutting street.
- A new or separate utility connection directly between the accessory dwelling unit and the utility may be required. The connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its size or the number of its plumbing fixtures, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.
- One parking space is required for ADUs with no bedroom and one parking space per bedroom is required for ADUs with one or more bedrooms.
- Parking requirements are exempted if the ADU is within ½-mile of public transit, located within an architecturally and historically significant historic district, is part of the existing primary residence or accessory structure, when on-street parking permits are required but not offered to the occupant of the ADU, or if there is a care share vehicle within one block of the ADU.
- If the existing primary dwelling unit is a legally nonconforming unit, an ADU may be constructed only if the nonconformity is not expanded and the ADU meets all current applicable zoning and building standards.

The City's Chapter 17.112 Accessory Dwelling Units standards were updated and adopted in 2022 and are compliant with the provisions of State law.

### ***Residential Care Homes***

California Health and Safety Code (HSC) Section 1566.3 establishes requirements for the local zoning standards for residential facilities that serve 6 or fewer persons. Section 1566.3(e) specifies that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves 6 or fewer persons that is not required of a family dwelling of the same type in the same zone while paragraph (g) indicates "family dwelling," includes, but is not limited to, single-family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobile homes, including mobile homes located in mobile home parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments. HSC Section 1569.85 further specifies these same requirements for residential care facilities for the elderly that serve 6 or fewer persons.

The Zoning Code defines "residential care home" as a residential care home is a home that provides 24-hour non-medical care for six or fewer persons in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California. Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of "medical services, extended care." The residents and operators of the facility shall be considered a family for the purposes of this title. Residential care homes are subject to the same standards and requirements that apply to a dwelling unit of the same type (i.e., single family dwelling, a unit in a multifamily dwelling, and mobile homes) in the same zone. A residential care facility is defined as facility that provides 24-hour non-medical care for more than six persons in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California.

### ***Single-Room Occupancy Units***

The Zoning Code defines Single-Room Occupancy Units (SROs) as a multi-unit housing for very low-income persons that typically consists of a single room and shared bath and also may include a shared common kitchen and common activity area. SROs may be restricted to seniors or be available to persons of all ages. Subsidized versions may be supervised by a

government housing agency. SROs are allowed with a conditional use permit in the R-3, R-4, and C-T and permitted in C-2 zones with a site plan review.

### ***Caretaker and Employee Housing***

The Zoning Code defines “caretaker housing” as a residence that is accessory to a site with a non-residential primary use, that is needed for security, 24-hour care or supervision, or monitoring of facilities, equipment, or other conditions on the site. “Employee Housing is defined as Housing accommodation or property for use by employees that meets the definition of employee housing in California Health and Safety Code Section 17008.

HSC Section 17021.5 requires that employee housing serving 6 or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a family dwelling in the same zone. Section 17.116.020 of the Zoning Code permits employee housing as provided by State law and is consistent with this standard.

HSC Section 17021.6 requires that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses, with exceptions related to various health, safety, and resource conservation provisions identified in HSC Section 17021.8. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. Further, HSC Section 17021.8 requires streamlined, ministerial approval and application of reasonable objective development standards for eligible agricultural employee housing, which must not contain dormitory-style housing and must be 36 or fewer units or spaces designed for use by a single family or household. To qualify for the streamlined, ministerial approval process, an eligible agricultural housing development must meet the health, safety, and resource conservation provisions HSC 17021.8(a). The Zoning Code addresses agricultural housing for employee and agricultural employee housing consistent with the requirements of State law.

### ***Emergency Shelters***

Government Code Section 65583 requires each jurisdiction to identify 1 or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. California HSC Section 50801(e) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of 6 months or less by a homeless person. The Zoning Code defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

The State’s regulatory requirements for emergency shelters are outlined in Government Code Section 65583(a)(4), which establishes objective standards for emergency shelters. The objective standards address parking, proximity (no closer than 300 feet of any other emergency shelter unless such shelter is located on the same lot or within the same building), receiving and reception area, a security plan, and a management plan. The city allows emergency shelters with a conditional use permit in the R-4 zone and with an administrative Site Plan Review in the out discretionary review in the M-1 and M-2 zones.

Zoning Code 17.116.040 provides operating standards for emergency shelters:

1. Capacity. The facility shall not exceed a maximum of 40 persons served nightly.
2. Parking. Parking shall be provided to accommodate all staff working in the emergency shelter, provided that the parking requirement does not exceed the parking requirement for other residential or commercial uses within the same zone.
3. Size and Location of Exterior and Interior Onsite Waiting Areas. The facility shall provide exterior client waiting areas at a ratio of not less than fifteen (15) square feet per client and shall provide interior client waiting areas at a ratio of not less than fifteen (15) square feet per client. The exterior waiting area shall not be located adjacent to the public right-of-way, shall be located behind a minimum six-foot-tall mature landscaping or a minimum six-foot-tall

decorative masonry wall that separates the waiting area from public view, and shall be located in an area with provisions for shade protection and rain protection.

4. Size of Intake Areas. The facility shall provide an intake area of a minimum of 200 square feet.
5. Onsite management and security. The facility shall provide on-site management 24 hours and shall provide on-site security for all hours that the emergency shelter is in operation, including all times that staff is present. A management plan shall be submitted detailing how the shelter will provide onsite management and security.
6. Proximity. The emergency shelter shall be at least 300 feet from any other emergency shelter.
7. Length of stay. The maximum length of stay at the facility shall not exceed one hundred twenty days in a three-hundred-sixty-five-day period.
8. Lighting. Adequate exterior lighting shall be provided for security purposes. The lighting shall be stationary and shielded/downlit away from adjacent properties and public rights-of-way.

State law requires that emergency shelter parking requirements shall accommodate sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential and commercial uses within the same zone. The Zoning Code requires sufficient parking to accommodate all staff working in the emergency shelter. This is consistent with the requirements of State law.

Recent California Legislation (AB 761) has provided an update to Government Code Section 65583 to authorize vacant armories to be used as emergency shelters; however, there are no armories located in lone.

### ***Transitional and Supportive Housing***

Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and HSC 50675.2(h)) as “buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Supportive housing is defined (Government Code Section 65582(g) and HSC 50675.14(b)) as “housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

The Zoning Code defines supportive housing as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Additionally, the Zoning Code defines transitional housing as Housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development’s requirements for subsidized housing for low -income persons. The definition of transitional housing also includes buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Government Code Section 65583(c)(3) and Government Code Article 11 (commencing with Section 65650) were revised in 2019 to implement AB 2162 which requires that specified supportive housing developments shall be a use by right in multifamily and mixed-use zones with a streamlined and ministerial review and not be subject to discretionary review (e.g.:

use permit, etc.). For a project to be eligible for the streamlined and ministerial AB 2162 process, it is required to meet specific criteria.

The Zoning Code addresses transitional and supportive housing in Section 17.116.050, which requires that transitional and supportive housing shall be allowed consistent with the requirements of Government Code Section 65650 through 65656. The Zoning Code allows eligible supportive housing developments by right in multifamily and mixed-use zones (Section 17.116.050.B. and C.).

### ***Extremely Low-Income Households***

Extremely low-income households have special housing needs because they are unlikely to find market-rate housing that is affordable at any price. Also, many of the extremely low-income households will fall within a special needs category (disabled, seniors, large families or female-headed households) and require supportive housing services. AB 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Programs are included in this Housing Element to address the needs of extremely low-income households. The City allows multifamily development, which can include units affordable to extremely low income households through various funding sources including Low Income Housing Tax Credits and either portable or project-based Housing Choice Vouchers, in the R-2, R-3, R-4, C-T, and C-2 zones as a permitted use with Site Plan Review. SRO units can provide another lower cost housing option for extremely low -income households; the City allows SROs in the R-3, R-4, and C-T zones as a permitted use with Site Plan Review.

### ***Low Barrier Navigation Centers***

A “low barrier navigation center” is housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. Assembly Bill (AB) 101 was approved on July 31, 2019, which added Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of the Government Code to address “low barrier navigation centers”. Government Code Section 65660 requires a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, AB 101 defines “low barrier navigation center” as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier navigation center developments are essential tools for alleviating the homelessness crisis and are considered a matter of statewide concern. The Zoning Code currently permits Low Barrier Navigation Centers in R-2, R-3, R-4, C-T, and C-2 zoning districts, consistent with the requirements of State law.

### ***Mobile Home Park and Manufactured Homes***

A manufactured home or a mobile home located outside a mobile home park shall conform to all of the residential use development standards for the zoning district in which it is located. Government Code Section 65583 requires that manufactured homes attached to a permanent solid foundation system be allowed on lots zoned for single-family residential dwellings and, except for architectural requirements for the roof overhang, roofing material, and siding material, shall only be subject to the same development standards applicable to a single-family residential dwelling on the same lot.

Manufactured home is defined by the California Health and Safety Code, Section 18007 which defines a manufactured home as a structure that meets the following criteria:

1. Transportable in one or more sections;
2. When in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet;
3. Is built on a permanent chassis;
4. Designed to be used as a residential dwelling;

5. Erected with or without a permanent foundation when connected to the required utilities;
6. Includes the plumbing, heating, air conditioning, and electrical systems contained therein.

"Manufactured home" includes a mobile home subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Section 5401, et seq.). "Manufactured Home, Permanent" refers to a manufactured home on a foundation system, pursuant to California Health and Safety Code Section 18551. "Manufactured Home, Non-Permanent" means a manufactured home that is not affixed to a permanent foundation.

The Zoning Code specifies that in accordance with Government Code Section 65852.3, the siting and permit process for manufactured housing is provided in the same manner as a conventional or stick-built structure. The City allows mobile homes in all residential zones with comply with citywide architectural regulations. The Zoning Code is consistent with State laws and regulations pertaining to manufactured housing and factory-built homes and do not constrain the development of manufactured and factory-built homes.

### **C. PERSONS WITH DISABILITIES (REASONABLE ACCOMMODATION)**

In accordance Government Code 65583(a)(7), Lone recognizes the importance of providing housing for persons with disabilities. AAs part of the Housing Element update process, Lone analyzed the Zoning Code, permitting procedures, development standards, and building codes to identify potential constraints. This analysis represented a comprehensive review of Lone's regulatory requirements and their potential impact on reasonable accommodations for persons with disabilities.

The City's analysis included an evaluation of zoning standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with the State of California accessibility standards. The City determined whether these requirements are constraints to special housing accommodations for persons with disabilities (such as handicapped access within required set-backs or yards), whether Lone facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently and whether conditions for approval are reasonable.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local Zoning Codes by requiring the use of property for the care of 6 or fewer disabled persons to be classified as a residential use under zoning, subject only to the single family or multifamily permit processing requirements and standards applicable to housing of the same type.

Compliance with provisions of the federal ADA is assessed and enforced by the Building Official in the City of Lone. ADA access is enforced through building permit entitlement and is required for all commercial development, new construction of multi-family apartments with three or more units in any one building, and new construction of congregate housing or shelters. Special ADA access retrofitting is not required for remodeling or renovation of buildings, but only for new construction.

To ensure fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes, the City has adopted a Reasonable Accommodation ordinance. The purpose of allowing reasonable accommodations is to provide a process for individuals with disabilities to make requests for reasonable accommodations for relief from the various land use, zoning, or rules, policies, practices, and/or procedures of the city.

The City has analyzed its land use, zoning, and building code provisions and processes to determine what accommodations and constraints exist to housing production for persons with disabilities. Individuals in this special needs group may reside in residential units in any zoning district that allows residential, commercial, or institutional uses. Some individuals may choose to reside in a residential facility or a group home designed for occupancy by or with supportive services for persons with disabilities. The Zoning Code does not differentiate between related and unrelated persons in the occupancy of residential units. The Zoning Code defines a residential care home as a dwelling and allows residential care homes in the same manner as a single family, multifamily, or other dwelling of the same type. There is no restriction as to minimum distances between residential care facilities.

The City implements the 2019 edition of the California Building Standards Code, including Chapter 11 of the California Building Code which establishes accessibility requirements. This chapter incorporates provisions from the ADA and specifies the number of the residential units in new multi-family construction, care facilities, SROs, and emergency shelters, that must be accessible or adaptable. The California Building Standards Code does not address accessibility in single family developments. Lone has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change. Program 17 of the Housing Plan requires new residential development projects to include accessibility options as part of each home plan.

The universal design principles include visibility accommodations for interior features, hardware, and bathroom grab bars, as well as widened halls and doorways, no-step entrances, and sufficient bathroom features and floorspace to accommodate wheelchairs. The City uses the Title 15, Land Buildings and Construction, and Title 17, Zoning Code, of the Municipal Code, and Title 24 of the California Building Code to ensure universal design principles are being considered for all new construction.

The City enforces the development standards and building codes, which are minimum standards for health and safety. Planning staff works with members of the public to find ways to address their special needs within the provisions of these codes. Specifically, staff's review (and recommendations) of projects that are proposed to meet special housing needs (e.g., seniors, large families, persons with disabilities) also consider zoning and permit procedures, as well as the appropriateness of applicable site development standards. If needed and determined not to be detrimental to the public health and safety, permit procedures and standards may be relaxed (e.g., parking requirements) to facilitate development. Staff typically consults with the property owner and developer to identify issues during the initial stages of the application process. While staff works with the public to address accommodation requests, as mentioned earlier, the City has adopted a reasonable accommodation program to ensure that requests for reasonable accommodation are addressed in compliance with ADA and fair housing laws.

### ***Zoning and Land Use Provisions for a Range of Housing Types***

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As previously described, single family homes, multifamily homes, single room occupancies, residential care facilities, emergency shelters, transitional housing, supportive housing, caretaker and employee housing, accessory dwelling units, mobile/manufactured homes, and mobile home parks are accommodated by the City's Zoning Code. Whereas discussed in Chapter IV, there are a number of sites in the City that would be suitable for more affordable and higher density housing which are in close proximity to jobs, commerce, public services, transportation, and public facilities.

The Zoning Code does not have a restrictive definition of family; as previously identified a "family" is one or more persons living together in a dwelling unit with common access to and common use of all living, kitchen, and eating areas within the dwelling unit. Since Lone does not require persons in a family to be related, this definition does not pose a constraint to the provisions of housing for persons with disabilities in those zoning districts which allow for residential uses or any type of household that is not a related family. Additionally, the Zoning Code does not establish specific site planning requirements for residential care facilities. Residential care facilities housed in single family or multifamily homes are subject to the relevant site planning requirements.

### ***Permits and Processing***

The City does not impose special permit procedures or requirements that could impede the construction or retrofitting of homes for accessibility or that would constrain affordable units, multifamily units, or other development types necessary to accommodate households with special needs. The City consistently applies the requirements of the Zoning Code to all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities or persons with other housing needs. The City has received no complaints from local building contractors or lower-income and/or senior citizen housing advocates regarding any impacts on the construction or rehabilitation of housing for persons with physical disabilities created as a result of building codes.

The City does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential uses serving persons with a disability.

### **Building Codes**

Ione has adopted and enforces the 2019 California Building Standards Code. The City has not adopted any amendments to the California Building Standards Code, meaning that the California Building Code, California Electric Code, California Plumbing Code, CalGreen, and other state building codes are applied uniformly in Ione. As previously described, the adopted California Building Code includes Chapter 11A which addresses the provisions for housing accessibility for people with disabilities and Chapter 11B which addresses the provisions for accessibility to public buildings, public accommodations, commercial buildings, and public housing for people with disabilities.

### **DENSITY BONUS**

California Government Code sections 65915 and 65917 facilitate the development of affordable housing to serve families of moderate, low, and very low incomes through density bonus and other incentives, including an 80% density bonus and 4 incentives or concessions for housing projects that contain 100% affordable units. State density bonus law also establishes limitations on parking requirements for affordable housing projects. The City's Zoning Code provides for a density bonus consistent with state law. The City of Ione offers a housing density bonus (Chapter 17.110 of the City's Zoning Code) for lower and very low income and senior households in accordance with Government Code Sections 65915 and 65917. Cities are required to grant a density bonus of at least 35 percent above the base zoning density and one additional concession or incentive. The provisions of the density bonus apply to all new residential developments in the city.

### **INCLUSIONARY HOUSING PROGRAM**

The City of Ione has an Affordable Housing Program that includes inclusionary requirements. The Affordable Housing Program provides opportunities for developing housing units affordable to lower-income persons in the community and does not act as a constraint to the overall development of housing. The goal of this program is to develop a mix of housing types targeted to a variety of income groups. This program provides flexibility and provides incentives for developers building in the City of Ione. The City requires that residential projects of 10 or more units include 5 percent of the units in the project as affordable to very low, low, and moderate income households. Developers of fewer than 10 housing units are exempt from this requirement.

Developers of 10 or more housing units shall provide the following:

- In a rental housing project, 2 percent of the units shall be affordable to very low-income households, 2 percent shall be affordable to low-income households, and 1 percent shall be affordable to moderate income households.
- In a for-sale project, 2 percent shall be affordable to low -income households, and 3 percent shall be affordable to moderate income households.
- Affordable units shall be built on-site and must be comparable in infrastructure (including wastewater, water, and other utilities), construction quality, and exterior design to the market-rate residential units. Affordable units may be smaller in aggregate size and have different interior finishes and features than market-rate units, so long as the interior features are durable, of good quality, and consistent with contemporary standards for new housing. The number of bedrooms should be the same as those in the market-rate units, except that if the market-rate units provide more than three bedrooms, the affordable units need not provide more than three bedrooms.
- All affordable units must be constructed and occupied concurrently with or prior to the construction and occupancy of market-rate units. In phased developments, the affordable units must be evenly distributed throughout the development and will be constructed and occupied in proportion to the number of units in each phase of the residential development.
- Deed restrictions shall be provided to ensure that rental units developed for very low, low, and moderate-income persons will remain affordable for 55 years and ownership units developed for low and moderate-

income units will remain affordable for 45 years.

- If an owner sells an affordable unit before the end of the 45-year resale restriction term, the owner shall repay the City/subsidy balance. The balance is any remaining principal and accrued interest after the subsidy has been reduced as defined in the Buyer's Resale Agreement (to be determined at the time of purchase).
- Per the deed restriction of the affordable units, all affordable units resold shall be required to be sold to an income-eligible household.
- The City will develop and maintain a waiting list of eligible persons wishing to purchase or occupy an affordable housing unit.

Alternatives to these provisions include payment of an in-lieu fee and land dedication.

Possible incentives may include but are not limited to the following:

- Assistance with accessing and apply for funding (based on availability of federal, state, local foundations, and private funds).
- Mortgage-subsidy or down payment assistance programs to assist first-time homebuyers and other qualifying households, when such funds are available.
- Expedited/streamlined application processing and development review.
- Modification of development requirements, such as reduced setbacks and parking standards on a case-by-case basis.
- Density bonuses

The City did not have any projects subject to the inclusionary requirement during the 5<sup>th</sup> Cycle and has not had units constructed through the Inclusionary Housing Program. In order to ensure that affordable units are incorporated into new developments, the City will update the Land Use Element of the General Plan to include affordability targets by area to ensure that as new subdivisions, master plans, specific plans, and planned developments are proposed, each area is required to include housing affordable at a range of income levels.

### **PLANNED DEVELOPMENT OVERLAY ZONE**

The purpose of the PD overlay is to provide procedures for the consideration and regulation of areas suitable for proposed comprehensive development with detailed development plans and of those areas that require special planning to provide for appropriate planned development in harmony with their natural features and other environmental consideration. The PD zoning district provides developers with flexibility in order to encourage a broader variety of housing types and densities, by allowing projects to implement modified development standards (e.g., reduced setbacks, parking, and lot sizes) and to allow land uses not otherwise allowed in the zoning district. The PD overlay requires development projects to receive City Council approval of development plans that show how projects in these areas will conform to all general plan goals, policies, objectives and design guidelines.

### **STREAMLINED REVIEW AND OBJECTIVE DESIGN STANDARDS**

California legislation has been adopted to address the housing shortage within the State, requiring a streamlined and ministerial process for specific residential developments. SB 35 (Government Code Section 65913.4), which went into effect on January 1, 2018, was part of a comprehensive package aimed at addressing the State's housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must:

- Contain at least 2 multifamily units;
- Provide a specified level of affordability;

- Be located on an eligible site in an urbanized area or urban cluster;
- Comply with residential and mixed-use General Plan or Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review, per State legislation, requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, in specified timeframes. Residential development that is a permitted use by right is not required to go through a discretionary process. A streamlined and ministerial review removes multiple constraints to residential development including, financial, time, and environmental constraints. The city's zoning code ensures that all eligible projects are reviewed in a manner consistent with the requirements of State law.

Ione has adopted objective design and development standards to allow eligible projects to be permitted through a streamlined ministerial review. The City's standards, located at Chapter 17.114 (Multifamily Standards) apply to all residential buildings with two or more dwelling units. Single family dwellings are exempt.

The standards address the following:

- **Neighborhood compatibility:** Establishes standards for projects located adjacent single-family neighborhoods and establishes noise standards, including compliance with General Plan noise standards.
- **Building design:** Addresses color palette, exterior appearance of market rate and affordable units, and establishes standards for exterior elevations.
- **Massing/articulation:** Establishes requirements for entries, design features, minor and major massing breaks, and vertical articulation of rooflines.
- **Outdoor/common space:** Establishes private (100 s.f. per unit) and common outdoor space (180 s.f. per unit) requirements, including outdoor seating, recreational areas including child play areas, shading, and public art requirements.
- **Site design:** Establishes requirements for window orientation related to common areas, garage/carport color palettes, parking entrances, signage for bicycle parking, and screening of parking areas from public street frontages.
- **Accessory elements:** Addresses perimeter fencing and screening of rooftop equipment, storage utility boxes, electric and gas meters, and fire sprinkler valves.
- **Refuse containers:** Addresses location, screening, lighting, and accommodating recycling containers in relation to refuse.
- **Natural resources:** Requires a biological resources assessment and avoidance of habitat, or preservation of comparable habitat for projects that would not achieve maximum allowable density with avoidance, for special-status species and sensitive habitats.
- **Cultural resources:** Requires a cultural resources assessment to be conducted and avoidance of sensitive cultural resources.
- **Water infrastructure and capacity:** Requires a letter from the water provider demonstrating adequate infrastructure and capacity prior to issuance of building permits.
- **Sewer infrastructure and capacity:** Requires a letter from the sewer provider demonstrating adequate infrastructure and capacity prior to issuance of building permits.

- **Street standards:** Requires public streets to be improved consistent with Chapter 12.08 of the Municipal Code.
- **Downtown Master Plan:** Requires compliance with the Downtown Master Plan for projects subject to the DMP, except where the DMP establishes subjective requirements or does not establish standards; in either of those instances, the standards at Chapter 17.114 apply.

All standards are objective standards and none of the standards include subjective requirements.

No applications for processing pursuant to SB 35 have been submitted yet.

### **SUBDIVISION ORDINANCE**

The City's Land Division Ordinance defines lone's official requirements governing the division of land into separate parcels for future development. The City's Subdivision Ordinance is patterned after the model version recommended by the State Office of Planning and Research and adheres to the requirements of the Subdivision Map Act. The requirement for adequate roads, lot size dimensions, provisions for water supply and sewage disposal and drainage improvements are among the key factors addressed in the Land Division Ordinance. The Ordinance has proven valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing City street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Annual monitoring of the effectiveness of these regulations is achieved through input received from lone's Building Department, Planning Department, Public Works Department, and lone's fire department.

### **BUILDING CODES AND ENFORCEMENT**

Building Codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The purpose of the Building Code and its enforcement is to protect the public from unsafe conditions associated with construction. The City adopted (see Title 15 of the Municipal Code) and enforces the 2019 California Building Code Standards (Title 24) for existing units, new construction, and residential rehabilitation. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological, or climate considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes.

### **CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT) AND RELATED CONSULTATION**

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970, or "CEQA" requires all projects subject to discretionary review to comply with State requirements, including the Public Resources Code and the CEQA Guidelines, pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have there is also a lack of predictability of how long it can take to negotiate this process before a project can be approved by lone. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances, where a project may be found to have a potential adverse impact on the environment, the environmental review process can take over a year to complete, undergoing thousands of dollars in environmental analysis, before it is ready to be approved.

## **2. FEES AND EXACTIONS**

The City requires a number of permits and development fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to provide services necessary for health and safety and to meet State environmental mitigation requirements, they can have a substantial impact on the cost of housing, particularly affordable housing.

Residential development is assessed fees by lone and applicable school and fire protection districts to cover the costs of infrastructure improvements and maintenance, and the provision of services. The largest fees are related to sewer and water service, and reflect the cost of providing, improving and expanding these utilities. Fees are also charged to cover the costs of

City staff's review and processing of applications and permits related to housing development. A number of the project's application fees are estimated upon submittal and the developer pays a deposit covering the estimate. Actual staff time spent in the project is then deducted from the deposit amount and any unspent remainder is refunded.

Other types of exactions include land dedication, which may be required of residential development for right-of-ways or as an alternative to the park development fee, in addition to on-site improvements that are necessary for the public health, safety and welfare. On-site improvements may include water, sewer and other utility line extensions, street construction and traffic control device installations that are reasonably related to a project.

In 2018, Lone released a revised master fee schedule updating a number of City Department fees, including Building Permit Fees, Planning Fees, and Public Works and Engineering Fees. Table III-I-7 details Lone's current processing fees for project entitlements based on the level of approval required. One or more of the entitlements would be required to process a residential project and a building permit is required for each residential structure.

Fee Title	Fee
<b>Planning &amp; Land Use</b>	
Encroachment Permit	\$270.00
Demolition / Residential	\$275.00
Tentative Map	\$540.00 + direct costs
Final parcel Map	\$540.00 + direct costs
Final Subdivision Map	\$540.00 + direct costs
Map Modification	\$360.00
Boundary Line Adjustment	\$450.00
Site Development Plan (Non-residential and multi-low residential)	2% of estimated construction costs with \$180 minimum
Improvement Plan	2% of estimated construction costs with \$180 minimum
Rezoning/Pre-zoning	\$630.00
Variance	\$540.00 + direct costs
General Plan Amendment	\$1,080.00 + direct costs
Use Permit	\$450.00
Appeal	\$270.00
<b>California Environmental Quality Act (CEQA) Review</b>	
Initial Environmental Study	\$360.00
Environmental Impact Report	\$1,080.00
Source: City of Lone Master Fee Schedule, 2018	

In addition to entitlement fees, residential fees are also subject to development impact fees. Table III-I-8 identifies the typical fees that would be collected for the development of single-family and multi-family projects in Lone.

Impact Fee	Residential	Commercial
Regional Traffic Impact Fee	\$3,878/unit	\$419/1,000 sq. ft.
Local Traffic Impact Fee	\$3,074/unit	\$612/1,000 sq. ft.
Fire Service	\$1,302/new unit \$0.25/sf for additions	\$12,760/acre of building (\$0.29/ sq. ft.)
Police Service	\$1,263/unit	\$12,377/acre of building (\$0.28/ sq. ft.)
Park & Recreation	\$3,284/unit	\$32,183/acre of building (\$0.74/ sq. ft.)
Sewer Connection Fee	\$7,640/equivalent unit	Determined by Building Department
City Administration Fee	\$1,056/unit	\$10,349/acre of building (\$0.24/ sq. ft.)

Impact Fee	Residential	Commercial
General Plan Service	\$0.22/ sq. ft.	\$0.22/ sq. ft.
Amador County Recreation Agency	\$3,293/ EDU	
School Fees (Amador County Unified School District)	\$4.08/ sq. ft.	\$0.54/ sq. ft.
<i>Source: City of Ione 2020</i>		

Table III-I-9 compares the estimated total City fees, including planning, building, engineering, and development impact fees for a single-family unit and multi-family unit. Additionally, the calculations assume that the single-family residential homes average 1,750 square feet while the multifamily development averages 925 square feet per unit. Residential projects in Ione would be required to pay fees ranging from approximately \$58,559 for a single-family unit (built on an existing lot), \$63,358 per unit in a single family 50-unit subdivision, and \$40,568 per unit in a 48-unit multifamily subdivision.

Development Assumptions					
Development Type	Single Family unit		Single Family Subdivision	Multifamily Project	
Number of Units	1		50	48	
Square Feet per Unit	1,750		1,750	925	
Estimated Construction Cost	\$262,500.00		\$1,312,500.00	\$6,937,500.00	
Residential Valuation	\$200,834.40		\$10,041,720.00	\$5,908,000.00	
Total Square Feet	1,750		87,500	46,250	
Planning and Engineering Entitlement Fees					
Tentative Map	\$0.00		\$1,800.00	\$0.00	
Development/Improvement/Grading Plan Review	\$0.00		\$200,834.40	\$118,160.00	
Comprehensive Planning Fee	\$1,312.50		\$65,625.00	\$34,687.50	
<b>Subtotal Planning and Engineering Entitlement Fees</b>	<b>\$1,312.50</b>		<b>\$268,259.40</b>	<b>\$152,847.50</b>	
Building Permit Fees					
CA Building Standards Fee	\$8.03		\$401.67	\$236.32	
Electrical, Mechanical, Plumbing	\$73.37		\$3,668.50	\$11,514.80	
Building Permit Fees	\$20.08		\$1,004.17	\$590.80	
Plan Check Fee	\$1,004.17		\$87,500.00	\$16,000.00	
Strong Motion Fee	\$26.11		\$1,305.42	\$768.04	
<b>Subtotal Building Permit Fees</b>	<b>\$1,131.77</b>		<b>\$93,879.76</b>	<b>\$29,109.96</b>	
Development Impact Fees					
Fee	Single Family Unit	Multifamily Unit	Single Family unit	Single Family Subdivision	Multifamily Project
City Impact Fees					
Police	\$1,263.00	\$1,263.00	\$1,263.00	\$63,150.00	\$60,624.00
Fire	\$1,302.00	\$1,302.00	\$1,302.00	\$65,100.00	\$62,496.00
Local Traffic	\$3,074.00	\$3,074.00	\$3,074.00	\$153,700.00	\$147,552.00

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Parks & Recreation	\$3,284.00	\$3,284.00	\$3,284.00	\$164,200.00	\$157,632.00
Sewer Connection	\$7,640.00	\$7,640.00	\$7,640.00	\$382,000.00	\$366,720.00
City Administration	1,056.00	1,056.00	1,056.00	\$52,800.00	\$50,688.00
General Plan Services	\$0.22 per s.f.	\$0.22 per s.f.	\$385.00	\$19,250.00	\$10,175.00
<b>Subtotal City Impact Fees</b>			<b>\$18,004.00</b>	<b>\$900,200.00</b>	<b>\$855,887.00</b>
<b>Other Agency Impact Fees</b>					
School Fees (s.f.)	\$4.08	\$4.08	\$7,140.00	\$357,000.00	\$188,700.00
Amador Water Agency (meter size)	\$23,800.00	\$380,305.00	\$23,800.00	\$1,190,000.00	\$380,305.00
County Regional Traffic Impact Fee (unit)	\$3,878.00	\$3,878.00	\$3,878.00	\$193,900.00	\$186,144.00
County Recreation Agency Park Impact Fee (unit)	\$3,293.00	\$3,085.00	\$3,293.00	\$164,650.00	\$154,250.00
<b>Subtotal Other Agency Impact Fees</b>			<b>\$38,111.00</b>	<b>\$1,905,550.00</b>	<b>\$909,399.00</b>
<b>TOTAL FEES</b>			<b>\$58,559.27</b>	<b>\$3,167,889.16</b>	<b>\$1,947,243.46</b>
<b>TOTAL FEES PER UNIT</b>			<b>\$58,559.27</b>	<b>\$63,357.78</b>	<b>\$40,567.57</b>

Table III-I-10 identifies the typical fees that would be collected for the development of single-family and multi-family projects in the region, based on the fees for each jurisdiction as calculated in its respective section of this Background Report. As shown in Table III-I-10, the combination of lone’s fees and those of other agencies and service providers are higher than Amador County and Amador City, but lower in comparison to other Amador County jurisdictions.

While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to maintain the quality of life desired by city residents. The City also recognizes that developers can not as easily pass the cost of fees, as well as other costs, to the buyer or future homeowner when providing deed-restricted housing that is affordable to lower and moderate income households. Program 9 in the Housing Plan ensures the City promotes and offers incentives to developers, such as reduced or deferred development fees, in exchange for a commitment to provide affordable or special needs housing.

<b>Jurisdiction</b>	<b>Single-Family Unit 1,750 s.f.</b>	<b>Single Family Unit – 50-unit subdivision, 1,750 s.f. average size</b>	<b>Multi-Family Unit – 48- unit apartment, 925 s.f. average size</b>
Unincorporated Amador County <sup>1</sup>	\$50,879.01	\$50,057.97	\$26,887.06
City of Amador City <sup>2</sup>	\$41,464.61	\$41,545.05	\$21,336.45
<b>City of lone</b>	<b>\$58,559.27</b>	<b>\$63,357.78</b>	<b>\$40,567.57</b>
City of Jackson <sup>3</sup>	\$92,641.56	\$92,849.71	\$42,752.52
City of Plymouth <sup>4</sup>	\$81,369.27	\$81,362.00	\$50,662.54
City of Sutter Creek <sup>5</sup>	\$71,769.15	\$71,951.88	\$46,642.78

Source:

- Amador County Fee Schedule, Amador County Single Family Unit Example Fee Calculation, De Novo Planning Group
- City of Amador Fee Schedule, De Novo Planning Group
- City of Jackson Fee Schedule, De Novo Planning Group
- City of Plymouth Fee Schedule, De Novo Planning Group
- City of Sutter Creek Fee Schedule, De Novo Planning Group

### 3. PROCESSING AND PERMIT PROCEDURES

The length of time it takes the City to review and approve a housing development application can add to housing costs. If the developer is buying the land outright, there are monthly interest costs, and if the developer is working under an option to purchase, there are option costs to hold the land.

In recent years, varying amounts of time were taken to consider and approve housing construction proposals. Generally, projects that require environmental impact reports and/or are subject to public controversy have longer review periods. Project redesigns or additional studies may be required by environmental review. Each change in the project design can have associated architect and engineering fees, which grow with each revision. Projects that receive a negative declaration of environmental impact are typically approved within six months; projects with environmental impact reports have required several years.

Processing delays for residential projects can result from incomplete submittals by project applicants, inadequate responses to staff requests for additional information and exhibits, and failure to design projects to City standards. Table III-I-11 identifies the typical processing times for the City’s development approvals and permits.

Type of Approval or Permit	Review Body	Typical Processing Time
Building Permit	Staff	5 days
Site Plan Review	Staff	5-10 days: single family unit 3-6 months: multifamily project
Tentative Parcel Map	Planning Commission	2 Months
Final Parcel Map	City Council	2 Months
Tentative Subdivision Map	Planning Commission	4-12 Months
Final Subdivision Map including Development Agreement	City Council with Planning Commission Recommendation	2-4 Months
Annexation	City Council with Planning Commission Recommendation	4-6 Months
Boundary Line Adjustment	Planning Commission	4-6 Weeks
Conditional Use Permit	Planning Commission with Staff Recommendation	2-4 Months
Variance/Exception	Staff/Planning Commission	1-2 Months
Architectural Design Review	Staff/Planning Commission	
Negative Declaration	Planning Commission and/or City Council	2-4 Months
Environmental Impact Report	Planning Commission and/or City Council	6-12 Months
Rezone/General Plan Amendment	City Council with Planning Commission Recommendation	4-8 Months

Source: Ione, 2021.

#### PROCESSING PROCEDURES

While permit processing and development review are necessary to ensure that development proceeds in an orderly manner, permit processing fees, the costs of studies, and implementation of conditions, as well as time consumed, can impact the cost of housing development.

The permitting and review process for all project types in Jackson includes:

- An optional pre-application review meeting (to identify issues early on, thereby expediting application processing).
- Submittal of the application.

- Review for completeness by the City Departments.
- A letter to the applicant specifying in detail what additional information is needed to complete the application—this would include information about the project and environmental background reports, if applicable (traffic and noise studies, soils reports, etc.).
- Internal review of all application materials, site plan, maps, and design by Planning staff, City Engineer, and Building Inspector.
- Additional meetings (phone and/or in person) with the applicant, if necessary.
- Project consideration (see Table III-I-11):
  - Ministerial, by-right approval: Decision by the City Planner
  - Discretionary review: Decision by the Planning Commission or City Council
- Public hearing by the Planning Commission or City Council for review and approval due to the type of permit required, if necessary.

### **Development Review**

While permit processing and development review are necessary to ensure that development proceeds in an orderly manner, permit processing fees, the costs of studies, and implementation of conditions, as well as time consumed, can impact the cost of housing development.

In general, development of a single-family home on an appropriately zoned lot requires a building permit. The application for the permit must be filed with the Building/Engineering and then the application is sent to the Planning Department to ensure that the development conforms to the required standards for that district. The Building/Engineering then issues the permit to the developer. This process takes approximately 5 to 10 days for a single-family unit. A multi-family development requires a Site Plan Review which takes approximately two to six months and building permit review which takes an additional 5 to 25 days. The entire process for a multi-family development takes about three to seven months. The City does not see this as a constraint to the development of housing.

The costs associated with development project review will vary between projects. Lone utilizes an efficient and comprehensive approach toward development review and permitting that allows for quick response to developer applications. The City utilizes many practices to expedite application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the City's development review and permitting process are not considered a constraint on housing development.

### **Building Permit**

In general, development of a single-family home on an appropriately zoned lot requires a building permit. The application for the permit must be filed with City Building/Engineering and then the application is sent to City Planning to ensure that the development conforms to the required standards for that district. City Building/Engineering then issues the permit to the developer. This process takes approximately 5 to 10 days for a single-family unit.

### **Site Plan Review**

The City of Lone requires all new multi-family and nonresidential development, as well as additions to such projects where 500 or more gross square feet is being added to existing structures, go through a Site Plan Review process. The purpose of site plan review is to provide a process for promoting the orderly and harmonious growth of the city; to encourage development in keeping with the desired character of the city; and to ensure physical and functional compatibility between uses. The Site Plan Review permit established by the Zoning Code is intended to provide a process for consideration of development proposals to ensure that the design and layout of commercial, retail, industrial or institutional uses or multifamily residential development will constitute suitable development and will not result in a detriment to the city or to the environment. There are two types of site plan review:

1. **Administrative Site Plan Review – SP(a).** An Administrative Site Plan Review is a ministerial, non-discretionary review by the decision-making authority of a project application to determine compliance with the provisions of this Code and the Lone General Plan.
2. **Discretionary Site Plan Review – SP(d).** A Discretionary Site Plan Review is a discretionary review by the decision-making authority of a project application to determine compliance with the provisions of this Code and the Lone General Plan.

The applicant is required to submit to the City a site plan, detailed elevation drawings, landscape plans, drawings of the site, and other plans that may reasonably be required to ensure compliance with development. These are reviewed by City staff, who will either accept the application as complete or return it to the application with a request for additional information within 30 days. The Planning Commission reviews the application and is responsible for making a decision on the project (approval or denial) based on a set of findings and considerations. Specifically, the Commission is considering the following:

- The proposed project is consistent with the objectives of the general plan, complies with applicable zoning regulations, planned development master plan or specific plan provisions, improvements standards, and other applicable standards and regulations adopted by the city;
- The proposed project will not create safety conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation;
- The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features are compatible with adjacent residential and non-residential uses; and
- The proposed project will not have an adverse impact on public health or safety.

During the review process, the Planning Commission may require conditions in order to mitigate environmental effects, ensure orderly growth of the city, ensure provision and maintenance of adequate public services and facilities, and carry out the goals and policies of the General Plan and City codes.

### **Architectural Design Review**

The City has established a design review process for new development and certain types of redevelopment/remodeling within the Downtown core. This core is defined by a special Historic Overlay District and is referred to as the Historic (H) Overlay District. The City is not relying on any sites within the Historic Overlay District to accommodate its fair share allocation. The design review process requires that for the following types of activities on property within the Historic (H) Overlay District, an Architectural Design Review permit be issued:

- a. Installation of new features on existing structures/facades.
- b. Additions to existing structures.
- c. Placement, alteration, or relocation of signs.
- d. New development.
- e. Changes to exterior architectural style.

Exemptions to the permit requirement include repair and maintenance to the site or structure with like materials, interior alterations, public utility work, and construction, alteration, and maintenance of buildings used exclusively and solely for residential uses. In other words, the permit requirement applies to commercial and mixed-use development and is not applicable to single-family or multi-family residential that is not integrated with a nonresidential use.

The permit process is divided into two tiers, depending upon the complexity of the project. Major projects (referred to as Comprehensive Architectural Design Review), such as new construction and wholesale redevelopment of a property, or the wholesale change in the architectural style of a building, require Planning Commission review and approval. Such a

project could be processed in two to four months, depending on location, compatibility with CEQA, and application completeness/Permit Streamlining Act requirements.

The second tier is referred to as Administrative Architectural Design Review. This process is aimed at the installation of new features on existing buildings consistent with the existing architectural style of the building, as well as the placement, alteration, or relocation of signs. Under this process, the approval authority is the City Planner, rather than the Planning Commission. No public hearing is required for administrative review. Rather, a notice of the filing of the application is posted in the project site for a minimum of 10 days and the notice is mailed to all property owners within 300 feet of the subject property. Such notice indicates that interested persons must request in writing that a hearing be held for the project within 10 business days of the notice being posted; otherwise City Planning will make a decision on the project without a hearing. If a hearing is requested, it is held before the Planning Commission after public notice of that meeting has been completed consistent with state law.

Generally, administrative review can be completed in 20–30 days, unless it is elevated to Planning Commission, in which case it becomes similar to comprehensive review.

### **Subdivision Maps**

Subdivision standards are used in the city to encourage developers to use new concepts and innovations in the arrangement of building sites within the subdivision. Deviations from traditional land division approaches are encouraged in order to facilitate the development of land in a manner that will be appropriate for contemporary living patterns and technological progress.

Whenever land is subdivided for the purpose of leasing, selling, or financing, the regulations of the California Subdivision Map Act (and Title 16 of the City's Municipal Code) are applicable. To subdivide a parcel into two, three, or four parcels, the applicant seeks approval of a Tentative Map for Parcel Map. Subdividing a parcel into five or more parcels requires approval of a Tentative Map for Final Map. The subdivision process is used by the City to ensure that subdivisions will meet community goals through the provision of adequate infrastructure, including roads, drainage, schools, and parks.

For subdivision maps, it is usually a four- to six-month process, which includes Planning Commission and possibly City Council review and approval. Improvement plan review takes about three to four weeks and final maps usually take 60 to 90 days. Building permit issuance usually takes two weeks, depending on the size of the development.

For a residential subdivision, City Planning is responsible for handling the application. The development application is checked for completeness, which takes less than 30 days. If necessary, other agencies, such as the California Department of Transportation or the Central Valley Regional Water Quality Control Board, are contacted in order to allow them the chance to review and evaluate the proposed development. Environmental review of the project is then conducted. In most cases, an initial study and negative declaration or mitigated negative declaration is prepared. The public review period is generally from 20 to 30 days. The project is then brought before the Planning Commission by City Planning staff. If a rezone or General Plan map amendment is required, the project is then usually brought before the City Council for approval three to four weeks later. Typically, the whole process from submittal of the development application to approval (or denial) of the project takes about six to eight months. However, if an environmental impact report is required, this may substantially add to the cost and extend the time frame for permit processing.

Various development review and approval activities, such as General Plan amendments, rezones, and specific plans, may be subject to CEQA and require the preparation of an environmental document (i.e., environmental impact report, negative declaration) before a project can be approved. The requirement to prepare an environmental document can substantially lengthen the development review process, sometimes taking up to one year to obtain project approval. State environmental law mandates much of the time required in the environmental review process.

After approval of a Tentative Map, the Final Map or Parcel Map must be approved if it is substantially the same as the approved Tentative Map. The City is able to establish conditions of approval, and through this, obtain exactions for public facilities, land, or fees. However, all exactions must be directly related to the project (e.g., there must be a reasonable nexus between the condition and the project). The costs associated with development project review will vary between projects. The city utilizes many practices to expedite application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the City's development review and permitting process are not considered a constraint on housing development.

### **Conditional Use Permit Process**

According to Chapter 17.10.060 of the Zoning Code the purpose of the conditional use permit is for the individual review of uses, typically having unusual site development features or operating characteristics, to ensure compatibility with surrounding areas and uses where such uses are deemed essential or desirable to the various elements of objectives of the general plan. The review process begins with the evaluation of the proposed use/construction to determine if the activity should be allowed on the subject site. The process includes the review of the configuration, design, location, and potential impact(s) of the proposed use/construction by comparing it to established development standards and design guidelines.

Conditional use permits are quasi-judicial and shall be granted only when the planning commission determines that the proposed use or activity complies with all of the following findings. The planning commission may impose conditions and require guarantees for the conditional use permit to ensure compliance with the Zoning Code and to prevent adverse or detrimental impact to the surrounding neighborhood.

All residential sites included in the Inventory of Residential Sites in Chapter IV allow development to accommodate the Regional Housing Needs Allocation (RHNA) without a Conditional Use Permit. Further, the variety of housing types described earlier in this chapter are all allowed in multiple zoning districts without a Conditional Use Permit, so the Conditional Use Permit requirement is not anticipated to constrain the development or rehabilitation of housing.

## **4. LOCAL EFFORTS TO REMOVE GOVERNMENTAL BARRIERS**

In an effort to reduce potential governmental constraints and provide for a variety of housing types, lone amended its Zoning Code in 2022 to ensure provisions for residential care homes, emergency shelters, low barrier navigational centers, and transitional and supportive housing are consistent with the requirements of State law, establish objective design standards for multifamily housing, and establish a ministerial (by-right) streamlined permit process for eligible projects.

## **5. TRANSPARENCY**

Government Code Section 65940.1 requires lone to make the following available on its website:

- A current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.
- All zoning ordinances and development standards adopted by the city presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list(s) that specify in detail the information that will be required from any applicant for a development project, pursuant to Government Code Section 65940.
- The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by the city on or after January 1, 2018.

To provide financial transparency, Ione also provides current budget and rate information, including the archived City budget and comprehensive annual financial report of the previous four years to the current recommended budget and previous fiscal year's comprehensive annual financial report. The City's current fee schedules, development application and permit forms, General Plan, Downtown Specific Plan, Zoning Map, a link to the Zoning Code, and other applicable planning-related documents are also available on its website to assist interested parties in understanding the fees and requirements associated with development of a parcel (or parcels). However, the City does not have the five previous annual fee reports or the archive of impact fee nexus studies, cost of service studies, or equivalent, conducted on or after January 1, 2018 available on its website. Program 24 in the Housing Plan ensures that the City will provide fiscal information on its website pursuant to Government Code Section 65940.1.



*CITY OF IONE*  
*IONE, CA 95640*

**Agenda Item #11**

**DATE:** NOVEMBER 7, 2023

**TO:** THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** AMY GEDNEY, INTERIM CITY MANAGER

**SUBJECT:** RESPONSE FROM CDCR REGARDING CITY'S LETTER TO CDCR TO CEASE SENDING WATER TO THE COWRF

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**RECOMMENDED ACTION:**

For information and staff direction.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**UPDATE FOR NOVEMBER 7, 2023 MEETING:**

Acting with Council direction, on October 18, 2023, legal counsel provided a letter to CDCR demanding they cease sending water to the City's Castle Oaks Water Reclamation Facility, COWRF in light of the letter from the Regional Board, shown in attachment A. On October 25<sup>th</sup>, after an inquiry from Council member Atlan, Regional Board staff provided responses to questions regarding concerns with ARSA water, shown in Attachment B. On October 27, 2023, CDCR's legal counsel provided a response letter indicating their refusal to stop sending water in light of the City's request and information provided by the Regional Board, shown as Attachment C.

**BACKGROUND:**

In 1993 a Waste Discharge Report or "Permit" was approved for the City of Ione, Castle Oaks, Water Reclamation Facility, Portlock International, and the Amador Regional Sanitation Agency, ARSA. This is known as WDR 93-240. This permit regulated the terms and conditions for which ARSA could send secondarily treated effluent from the City of Sutter Creek's wastewater treatment plant through what is known as the ARSA system to the COWRF to be treated and then sent to the Castle Oaks golf course. At that time, it was assumed that 650 acre feet of water would be treated per year.

In 2007, ARSA, the California Department of Corrections, and the City of Ione entered into a three party agreement to regulate the volume of flows from Preston Reservoir to the City of Ione's Castle Oaks Water Reclamation Facility, COWRF. The administration of that agreement has been a source of contention among the parties since its inception. Fast forward to 2017 when heavy rains and the irregular volume taken from Preston to the COWRF over a period of years

caused the threat of overflow of the Preston Reservoir which further complicated strained relations among all of the parties resulting in a court mediated settlement agreement.

In 2017, CDCR constructed a bypass line around Preston Reservoir to send their effluent directly to the COWRF. This construction bypassed Preston Reservoir, however the bypass did not allow for the City to shut the system off or divert water directly from ARSA leaving CDCR in direct control of the valve system. As a result, should CDCR elect to shut off the valves, the City would be without water for the golf course.

In July 2017, the City of Ione provided notice to ARSA that in 2022 they would no longer accept ARSA effluent. ARSA acknowledged receipt of the letter; however, in 2022 ARSA filed suit against the City of Ione for not meeting the terms of the agreement in supplying adequate water for the golf course as specified in the agreement as well as for the public safety need to discharge water from Preston Reservoir so as not to overtop.

#### **DISCUSSION:**

The term “water balance” is frequently used when referring to the ARSA and CDCR systems. Water balance is like a checking account for water both rainwater and treated effluent. It tracks water input and output from Mule Creek CDCR facility as well as the City of Sutter Creek’s wastewater treatment facility. Should too much water get into the Preston Reservoir, there could be an overflow resulting in flooding of the Castle Oaks subdivision.

On October 6, 2023, the Regional Water Quality Control Board, RWQCB, sent a letter to CDCR noting they were in violation for not having complied with Water Code Sections 13260 and 13267. Both of these are included as Attachments A and B.

The letter regarding the Water Code 13260 required actions include providing a Revised Report of Waste Discharge, “an Industrial Waste Management Technical Report to include an evaluation of option to either segregate and appropriately treat and dispose of both the domestic and industrial waste streams or upgrade the existing treatment plant such that it can treat for all constituents in the combined waste stream...”. The letter goes on to state other requirements related to their own water balance.

In the letter citing Water Code Section 13267, the Regional Board is requiring CDCR to submit a Form 200 that includes both CDCR and CalFire along with the City of Ione’s and ARSA concurrence as well as a Title 22 Engineering Report. Alternatively, they can cease discharge to the City’s COWRF now and into the foreseeable future.

The letter from the Regional Board is in direct conflict of our current operations since we are currently accepting water from CDCR. While the practice of receiving water from CDCR has gone on for many years, staff believes that it would be in the best interests of the City to cease receiving water until the requirements outlined by the RWQCB are met and the issues are resolved. In response to the letter sent by the City's legal counsel requesting that CDCR cease delivering effluent to the tertiary plant, CDCR responded that they intend "to continue

discharging effluent to the COWRF”. As noted at your last meeting, it would also be staff’s intent to work with CDCR and ARSA to resolve these issues collaboratively and as soon as possible. Further, as noted in the previous agenda item, staff is working on updating its discharge requirements for discharge into the COWRF. This coincides with the City’s intent on updating its permit, ensuring the COWRF is in compliance with all discharge requirements, and working collaboratively as a regional tertiary facility.

**ATTACHMENTS:**

- A. Letter to CDCR Demanding the cease sending water
- B. Email responses from RWQCB regarding Council member Atlan’s questions
- C. Response from CDCR



500 CAPITOL MALL, SUITE 1000, SACRAMENTO, CA 95814  
OFFICE: 916-446-7979 FAX: 916-446-8199  
SOMACHLAW.COM

October 18, 2023

**Via Electronic Mail Only**

Adam K. Guernsey  
Harrison Temblador Hungerford & Guernsey  
2801 T Street  
Sacramento, CA 95816  
[aguernsey@hthglaw.com](mailto:aguernsey@hthglaw.com)

Re: October 17, 2023 Decision of City of Ione City Council

Dear Mr. Guernsey:

On October 17, 2023, the City of Ione (City) City Council voted to end its acceptance of water for tertiary treatment at Castle Oaks Water Reclamation Facility (COWRF) from California Department of Corrections and Rehabilitation's (CDCR) Mule Creek State Prison (MCSP) facility for the 2023 season of operation of COWRF, which the City expects to end approximately on or near October 31, 2023. The decision was based, in part, on the Section 13260 Order and corresponding Attachment A, the Section 13267 Order, and Notice of Violation issued by the Central Valley Regional Water Quality Control Board (Regional Board) on October 6, 2023.

CDCR representatives were made aware during the 2023 season that the City had and continues to have concerns regarding the quality of water discharged from CDCR's MCSP facility to COWRF. In particular, the City voiced concern regarding the inclusion of industrial wastes in water discharged to COWRF. As stated in the Regional Board's October 6, 2023 correspondence, the Regional Board identified CDCR's inadequate industrial waste stream treatment and expressed the importance of addressing CDCR's compliance issues because of the impacts to any other facility that accepts effluent from MSCP. Such impacts include the City's ability to comply with its own permitting requirements under the jurisdiction of the Regional Board.

This letter serves to state the City's position that it does not concur with CDCR's discharge of secondary disinfected effluent to COWRF, through the bypass pipeline or otherwise, *unless or until* CDCR complies with the October 6 Orders. Therefore, the City hereby demands that CDCR immediately stop discharging water to COWRF through the

Mr. Guernsey

Re: October 17, 2023 Decision of City of Ione City Council

October 18, 2023

Page 2

bypass pipeline and cease all use of the bypass pipeline. The City is not excluding the option to consider acceptance of wastewater from CDCR for treatment at COWRF in the future and maintains a commitment to working collaboratively with CDCR in preparation of and through the 2024 season of operation.

Respectfully submitted,



Michelle E. Chester  
Attorney for City of Ione

cc: Theresa Barfield ([tbarfield@somachlaw.com](mailto:tbarfield@somachlaw.com))  
Frank Splendorio ([franksplendorio@bbklaw.com](mailto:franksplendorio@bbklaw.com))  
Matt Green ([matthew.green@bbklaw.com](mailto:matthew.green@bbklaw.com))  
Judy Chang ([jchang@judychanglaw.com](mailto:jchang@judychanglaw.com))

## Jordan Doerksen

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**From:** Hold, Howard@Waterboards <Howard.Hold@waterboards.ca.gov>  
**Sent:** Wednesday, October 25, 2023 5:17 PM  
**To:** Dominic Atlan  
**Cc:** Pulupa, Patrick@Waterboards; Croyle, Kenny@Waterboards; Baum, John@Waterboards; Holmes, Kari@Waterboards; Amy Gedney  
**Subject:** RE: lone and ARSA

Mr. Atlan,

Thank you for your inquiry. We have responded to your specific questions below in *italic blue*. We hope our responses give you a better understanding of the concerns and goals the Regional Board has for the watershed. Although many of these problems have persisted for many years as you know, we feel that we are coming together and on a good path forward towards some long term solutions. Thanks for your continued efforts and attention to these issues.

Howard Hold, PG #7466  
Senior Engineering Geologist  
Title 27 and WDR Compliance and Enforcement Unit  
Central Valley, Regional Water Quality Control Board  
11020 Sun Center Drive, Suite 200  
Rancho Cordova, CA 95670

1-916-464-4679

[hhold@waterboards.ca.gov](mailto:hhold@waterboards.ca.gov)

EXTERNAL:

Sirs,  
I have a few questions that perhaps you can answer so that I can make an informed decision.

- The Regional Board has acknowledged over decades that ARSA treats industrial water. They have mines, mills, dry cleaners, garages, gas stations, a wood products plants, a dairy, butchers, automotive repair, quick lubes, a foundry, restaurants etc. etc.

*Essentially all Publicly Owned Treatment Works (POTWs), such as lone or Sutter Creek, receive some amount of industrial wastewater. Most of these facilities are designed to treat domestic waste, not industrial. However in towns, cities, and other municipalities there are pretreatment programs for any business who discharges industrial waste to the sanitary sewer system, which require businesses themselves to take steps to divert or remove industrial waste constituents from their wastewater prior to discharging to the sanitary sewer system. Examples include oil and grease separator, refrigerated condensers and carbon filters. Large operations such as mines, mills, and wood product plants often build their own treatment plants and either discharge to land under their own WDR. Businesses such as gas stations and quick lubes consolidate and store their industrial waste and have it removed by licensed disposal companies.*

*To answer your question regarding pretreatment prior to the discharge into the ARSA pipeline, the City of Sutter Creek, and Amador City pretreatment program is implemented through local ordinances, while the City of Martell's system is maintained through Amador Water Agency which follow those same ordinances. Examples of discharges covered in this program include restaurant grease traps, food trucks, car wash facilities, and laundromats. Reports for that program are submitted to the City of Sutter Creek from the other parties. For that entire collection system, the City Engineer has authority to require more stringent requirements if deemed necessary.*

Why does the RB not require the same sort of testing as they do in lone? I have never seen where you require voc testing. Both Sutter Creek and ARSA are not required to test for vocs yet MCSP who has far less industry is. Why is that?

*The major differences between these examples in typical towns and cities and MCSP is that CDCR has fewer pretreatment programs. The other major difference is that CDCR's industrial waste stream makes up a much larger fraction of their total wastewater flow. A typical city has far more domestic wastewater than industrial wastewater. MCSP is closer to a factory than a city, with a relatively small population working regional scale operations. For these reasons the industrial waste constituents are larger threat to water quality and therefore need to be monitored more closely. Our permitting staff is currently working with CDCR to update their permit which will further address the industrial waste issue and aim to better protect water quality.*

- AS far back as WDR 88-086 and then in 93-240 and 94-152 you acknowledge that ARSA is diluting its outfall with creek water and that CDCR sends water into the system. I believe this dilution may have influenced the less stringent requirements for them. ARSA has not diluted in approx 20 years.

*The diluting of effluent with water from the creek did not factor into the updating of monitoring requirements. Although he 93-240 WRRs acknowledges that ARSA augments the effluent stream with water diverted from Sutter Creek it does not require them to.*

Why do you allow ARSA NOT to dilute and why do you say that CDCR is not on the permit when clearly they are?

*CDCR is not formally named as a Discharger in the 93-240 WRRs. As listed in the first page title block of the WRRs (attached), the parties named in the Order are Castle Oaks Golf Course and Development, ARSA, the City of Lone, and Portlock International, LTD. Those parties formally named in the WRRs are all equally responsible for compliance with their requirements. How those responsibilities are divided up between the parties is entirely up to them. Because CDCR is not named, they are not responsible for compliance with the 93-240 WRRs or associated 93-240-002 MRP. Therefore all responsibility and liability fall on the City, ARSA, Castle Oaks Golf Course, and Portlock.*

In 93-240-002 you acknowledge that CDCR is sending water to the lone Tertiary plant and you even go as far as to give them a testing regimen.

In 5-00-088 you state p7."MCSP is under contract to send A MINIMUM FLOW OF 80 acre feet to ARSA.

How is it possible that this has been overlooked?

*The active WRRs for the lone Tertiary Plant and Castle Oaks Golf Course, 93-240, do not describe nor allow the discharge of MCSP effluent to the tertiary plant. The MRP, 93-240-002, is not a mechanism that permits discharge, it only monitors the discharge permitted by the WRRs. A major reason for requiring the additional monitoring at both MCSP and the lone Tertiary plant is to better understand the waste stream and determine how to permit this discharge in the near future with requirements and monitoring such that it will not impact beneficial uses.*

*The Regional Board is not a party to and was not involved in the development of the agreement/contract to move water between ARSA, Lone, and MCSP. The WDRs and WRRs that govern those facilities do not require compliance with that agreement, nor require a minimum or maximum amount of water to be transferred. Also please be aware that 5-00-088 is no longer active, and WDR R5-2015-0129 has been the active WDRs regulating MCSP beginning in 2015.*

In the 2007 ARSA agreement MCSP upped its usual 130 acre feet to 350 acre feet into the system which was to begin in 2015. There was plenty of time to work out any problems or require more testing during this process so why did the Regional Board wait 13 years before they started questioning the various contracts?

*Recent investigations conducted by CDCR at MCSP show that the industrial waste flows are larger than previously thought and contain constituents which are pose a potential threat to water quality that may not be fully treated by the onsite wastewater treatment plant. CDCR is still working to determine the source of some of these constituents to better understand how to address them.*

Just to be clear EVERYONE needs to be treating their water properly so that it can be safely put out onto the golf course which I believe IS safe and proven safe now that the voc testing is in. I just don't understand why some people have more stringent testing than others.

I do appreciate that you are trying to get everyone to improve but it seems that the end user - the golf course is always the one that gets damaged.

*It is never our intention to cause damage to a business or any entity. However, we are charged with a responsibility to set requirements for wastewater to ensure beneficial uses are preserved for use by future generations. Unfortunately that does come with an unavoidable cost to those who generate wastewater.*

*We always encourage facilities to explore alternative treatment options, water sources, and partnerships to find ways to meet requirements with a reduced cost. Although we set requirements, it is completely up to the Dischargers how they choose to comply with them. If you would like to discuss ideas I encourage you to reach out to our staff as they work with many entities all over the region and may have some suggestions for you to explore.*

Sincerely,

**Dominic Atlan**  
Council Member

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1 East Main St  
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Ione, CA 95640

Phone: (209)256-9447

Email: [datlan@ione-ca.com](mailto:datlan@ione-ca.com)





October 27, 2023

**Via Electronic Mail**

Michelle Chester, Esq.  
Somach Simmons & Dunn  
500 Capital Mall, Suite 1000  
Sacramento, CA 95814  
mchester@somachlaw.com

***Re: October 17, 2023 Decision of City of Ione City Council***

Dear Michelle,

This letter responds to your letter dated October 18, 2023. Your letter states that the Ione City Council voted on October 17, 2023, to end acceptance of effluent from CDCR's Mule Creek State Prison Facility. Your letter claims that the City's decision is based on the Regional Board's Orders dated October 6, 2023, and the City's concerns regarding the quality of water discharged by CDCR to the Castle Oaks Water Reclamation Facility ("COWRF"). We address each issue below.

With respect to the Regional Board's Orders, CDCR disputes certain assertions and characterizations contained therein, and will address those issues with the Regional Board. CDCR also intends to address the dealings between City staff and the Regional Board that may have led to the issuance of the Orders. Even if CDCR did not dispute the bases for the Orders, however, nothing in the Orders states that the water quality of CDCR's discharges to COWRF is in violation of any applicable permit requirements.

With respect to the City's alleged concerns regarding the quality of water discharged by CDCR, we presume, based on the City's Staff Report for the October 17, 2023 City Council Hearing and our prior communications on or about September 8, 2023, that the City's alleged concerns pertain to volatile organic compounds ("VOCs").<sup>1</sup> (See Email Correspondence, attached as Exhibit 1.) As noted in our September 8, 2023 correspondence, the City's position that WRR 93-240 completely prohibits any level of VOCs is patently wrong. Rather, WRR 93-240 establishes final effluent limitations for coliforms, flow, settleable matter, BOD, and turbidity. WRR 93-240 does not establish final effluent limitations for VOCs, which Regional Board staff confirmed during our June 5, 2023, meeting. Contrary to your

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<sup>1</sup> We assume the City's concerns are not related to the City's prior, varying allegations on September 5, 2023, where the city wrongfully accused CDCR's effluent of depositing fish in the COWRF's influent filter, changing the plant's chlorine levels, and causing the COWRF "system to completely turn upside down." (See Email Correspondence attached as Exhibit 2.)

Michelle Chester, Esq.  
October 17, 2023 Decision of City of Ione City Council  
October 27, 2023

alleged concerns, CDCR's effluent discharged during the 2023 season has been in strict compliance with WRR 93-240.

Were the City truly concerned with the treatment of VOCs and industrial water, we would expect that the City would have also demanded that ARSA cease all discharges to the COWRF during the 2023 season. As evidenced by the City's Monitoring Report dated September 26, 2023, ARSA routinely discharged effluent containing VOCs to the COWRF. (See Exhibit 3.) This makes sense as a significant portion of ARSA effluent is from non-residential sites (e.g., butcher shops, laundry mats, lumber manufacturers, recycling facilities, auto repair shops, restaurants, and the like). The City has not, however, voted to stop accepting water from ARSA.

It is not clear to us why the City has suddenly decided to stop accepting effluent from CDCR. We intend to independently investigate this issue to determine the City and its staff's motivation for unexpectedly attempting to halt activities that have been acceptable for decades. We look forward to speaking with you further about this.

Given the foregoing, CDCR intends to continue discharging effluent to the COWRF pursuant to the valid agreement between CDCR and the City.

Very truly yours,  
HARRISON, TEMBLADOR, HUNGERFORD & GUERNSEY

By



Adam K. Guernsey, Esq.

#### Enclosures

cc: Theresa Barfield, Esq.  
Frank Splendorio, Esq.  
Matthew Green, Esq.  
Judy Chang, Esq.

# **Exhibit 1**

**From:** [Adam Guernsey](#)  
**To:** [Michelle Chester](#); "[Eric.Papathakis@cdcr.ca.gov](#)"  
**Cc:** [Anthony.Stark@cdcr.ca.gov](#); [Amy Gedney](#); [Fregeau, Estevan@CDCR](#); [Orta, Anthony@CDCR](#)  
**Subject:** RE: MCSP Analysis Results  
**Date:** Friday, September 8, 2023 1:56:00 PM

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Michelle,

Thanks for taking the time to speak earlier today. We disagree that the City is not permitted to accept industrial flows. There is nothing in WRR 93-240 that says as much. Further, we disagree that WRR 93-240 prohibits any level of VOC. The permit's interim effluent limitations concern coliforms, flow, and BOD—not VOCs. As I recall the April 5, 2023, meeting with the Regional Board, Board staff merely confirmed that the permit had no limit on VOCs. They did not state that the limit was zero. If you have been having ongoing discourse with the Regional Board concerning the matter, I would request you share that with us.

As you can see by CDCR's sampling data, all data demonstrates compliance with CDCR's WDR, WRR 93-240, and other applicable standards. I will repeat my request for the City's weekly sampling results. As I mentioned, I understand Ione is required to sample the influent and effluent on a weekly basis for VOCs. That information was not in the data you previously shared. Thank you and have a nice weekend.

Best Regards

**ADAM K. GUERNSEY**  
HARRISON TEMBLADOR HUNGERFORD & GUERNSEY  
MINING LAND USE NATURAL RESOURCES

2801 T STREET  
SACRAMENTO, CA 95816  
MAIN: 916.382.4377 • DIRECT: 916.228.4221 • FAX: 916.382.4380  
[AGUERNSEY@HTHGLAW.COM](mailto:AGUERNSEY@HTHGLAW.COM) • [WWW.HTHGLAW.COM](http://WWW.HTHGLAW.COM)

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---

**From:** Michelle Chester <[mchester@somachlaw.com](mailto:mchester@somachlaw.com)>  
**Sent:** Friday, September 8, 2023 9:27 AM  
**To:** 'Eric.Papathakis@cdcr.ca.gov' <[Eric.Papathakis@cdcr.ca.gov](mailto:Eric.Papathakis@cdcr.ca.gov)>  
**Cc:** [Anthony.Stark@cdcr.ca.gov](mailto:Anthony.Stark@cdcr.ca.gov); [Amy Gedney <agedney@ione-ca.com>](mailto:Amy Gedney <agedney@ione-ca.com>); [Fregeau, Estevan@CDCR <Estevan.Fregeau@cdcr.ca.gov>](mailto:Fregeau, Estevan@CDCR <Estevan.Fregeau@cdcr.ca.gov>); [Orta, Anthony@CDCR <Anthony.Orta@cdcr.ca.gov>](mailto:Orta, Anthony@CDCR <Anthony.Orta@cdcr.ca.gov>); [Adam Guernsey <aguernsey@hthglaw.com>](mailto:Adam Guernsey <aguernsey@hthglaw.com>)  
**Subject:** RE: MCSP Analysis Results  
**Importance:** High

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Eric,

Please include me on any correspondence between CDCR counsel and Ione. Ione has reviewed the information provided by Mr. Stark. From Ione's review, the presence of VOCs in MCSP WWTP's wastewater stream demonstrates the presence of industrial flows. The City is not permitted to accept industrial flows. CDCR must take all necessary measures to ensure industrial flows are not being discharged to Ione. Please coordinate with Interim City Manager Amy Gedney to ensure any water intended to be discharged to Ione will not cause Ione to violate its permitting requirements.

Thank you

## Michelle E. Chester

Attorney

SOMACH SIMMONS & DUNN | ATTORNEYS AT LAW  
500 CAPITOL MALL | SUITE 1000 | SACRAMENTO, CA 95814

(916) 446-7979 | OFFICE

(916) 469-3854 | DIRECT

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---

**From:** Papatkakis, Eric@CDCR <[Eric.Papatkakis@cdcr.ca.gov](mailto:Eric.Papatkakis@cdcr.ca.gov)>

**Sent:** Thursday, September 7, 2023 3:16 PM

**To:** Stark, Anthony@CDCR <[Anthony.Stark@cdcr.ca.gov](mailto:Anthony.Stark@cdcr.ca.gov)>; Amy Gedney <[agedney@ione-ca.com](mailto:agedney@ione-ca.com)>

**Cc:** Fregeau, Estevan@CDCR <[Estevan.Fregeau@cdcr.ca.gov](mailto:Estevan.Fregeau@cdcr.ca.gov)>; Orta, Anthony@CDCR <[Anthony.Orta@cdcr.ca.gov](mailto:Anthony.Orta@cdcr.ca.gov)>

**Subject:** RE: MCSP Analysis Results

Any response from Ione?

---

**From:** Stark, Anthony@CDCR <[Anthony.Stark@cdcr.ca.gov](mailto:Anthony.Stark@cdcr.ca.gov)>

**Sent:** Thursday, September 7, 2023 12:59 PM

**To:** [agedney@ione-ca.com](mailto:agedney@ione-ca.com)

**Cc:** Fregeau, Estevan@CDCR <[Estevan.Fregeau@cdcr.ca.gov](mailto:Estevan.Fregeau@cdcr.ca.gov)>; Orta, Anthony@CDCR <[Anthony.Orta@cdcr.ca.gov](mailto:Anthony.Orta@cdcr.ca.gov)>

**Subject:** MCSP Analysis Results

Good afternoon,

I have enclosed June 2023 to Current of sampling results for MCSP WWTP from the Influent, Effluent, and Storage Reservoir. If you would like additional months please let me know. Can I get the contact information for your Chief Plant Operator currently at the Ione WWTP? It looks like we will start sending MCSP WWTP effluent tomorrow Friday September 8<sup>th</sup>.

Thank you,

# *Anthony Stark*

**Chief Plant Operator**  
**Mule Creek State Prison WWTP**  
**4001 HWY 104**  
**lone, Ca. 95640**  
(209) 274-4911 ext. 7380

---

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

# **Exhibit 2**

**From:** Adam Guernsey  
**Sent:** Wednesday, September 6, 2023 9:12 AM  
**To:** Michelle Chester <mchester@somachlaw.com>  
**Cc:** Theresa Barfield <tbarfield@somachlaw.com>  
**Subject:** RE: Influent issues at the plant

Michelle,

Confirming our conversation yesterday. I confirmed with my client that MCSP has not discharged any effluent to the City. Any problems with water quality yesterday we from ARSA and Preston Reservoir. As discussed in the notice provided by Mr. Stark yesterday, MSCP will begin discharging to the City's plant using the bypass on September 7<sup>th</sup>.

Best Regards,

**ADAM K. GUERNSEY**

**HARRISON TEMBLADOR HUNGERFORD & GUERNSEY**  
MINING LAND USE NATURAL RESOURCES

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SACRAMENTO, CA 95816  
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---

**From:** Michelle Chester <[mchester@somachlaw.com](mailto:mchester@somachlaw.com)>  
**Sent:** Tuesday, September 5, 2023 10:41 AM  
**To:** Adam Guernsey <[aguernsey@hthglaw.com](mailto:aguernsey@hthglaw.com)>  
**Cc:** Theresa Barfield <[tbarfield@somachlaw.com](mailto:tbarfield@somachlaw.com)>  
**Subject:** Fwd: Influent issues at the plant

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Adam,

I have accepted CDCR water this morning and immediately had issues regarding the quality. Please see below for details. I request that you inform your client immediately regarding these concerns and take any measures on their end to ensure the quality of the water does not disturb the operation of the treatment facility.

If we need to discuss further, please contact me. Or we can discuss at our scheduled call at 4:30.

Thank you  
Michelle

Begin forwarded message:

**From:** Amy Gedney <[agedney@ione-ca.com](mailto:agedney@ione-ca.com)>  
**Date:** September 5, 2023 at 10:34:02 AM PDT  
**To:** Michelle Chester <[mchester@somachlaw.com](mailto:mchester@somachlaw.com)>  
**Subject:** Influent issues at the plant

This morning, our tertiary plant began experiencing a number of issues. Please see the attached picture of fish in the influent filter. The NTU is at 3, should be less than 2. The chlorine levels have changed and we are having to adjust. We have added additional polymer. Essentially, the constituents in the influent have caused our system to completely turn upside down.



**Amy Gedney**  
**Interim City Manager**  
**City of Ione**  
1 E. Main Street  
P.O. Box 398  
Ione, CA 95640  
(209) 274-2412 Ext. 116



# **Exhibit 3**

Please be sure to send monitoring reports electronically using the following instructions:

To submit the electronic reports:

1. First, make a PDF copy of your report and include the signed transmittal form as the first page of the report.
2. Then, edit the table below to show the date and title of the report you are submitting.
3. Copy and paste the updated table into the body of an email.
4. Attach the PDF file to the email.
5. Finally, send the email, PDF attachment, and the updated table to **centralvalleysacramento@waterboards.ca.gov**

Title and Date of Report	<b>August 2023 DMR Reports</b> <b>09/26/2023</b>
Contact	Kenny Croyle (916) 464-4676
Regulatory Program	Waste Discharge to Land (Non15)
Unit	Compliance
Regulated Party Name (Discharger)	City of Lone, Jackson Rancheria Development Corporation
Facility Name	lone Wastewater Treatment Facility
County	Amador
CIWQS Place ID	CW-214640

## Monitoring Report Submittal Transmittal Form

Attn: Harold Hold (916) 464-4679  
Central Valley Regional Water Quality Control Board  
11020 Sun Center Drive #200  
Rancho Cordova, CA 95670-6114

Discharger: Castle Oaks, City of Lone, ARSA, and Portlock  
Name of Facility: Castle Oaks Golf Course  
(Effluent and Pond Monitoring for the Castle Oaks Golf  
Course Tertiary Treatment Plant)  
WDRs Order Number: R5-1993-0240  
WDID: 5B030109001  
County: Amador

I am hereby submitting to the Central Valley Water Board the following information:

### Check all that apply:

Monthly Monitoring Report for the month of: August 2023.

1st / 2nd / 3rd / 4th (circle one) Quarterly Monitoring Report for the year of \_\_\_\_\_

1st / 2nd (circle one) Semi-annual Monitoring Report for the year \_\_\_\_\_

Annual Monitoring Report for the year \_\_\_\_\_

### Violation Notification

During the monitoring period, there were / were not (circle one) any violations of the WDRs.

Have the violations been corrected? Yes / No: N/A

### Certification Statement

*"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."*

Signature: 

Phone: 530-902-4805

Printed Name: James M. Whitaker

Date: September 26, 2023

**City of Ione - Castle Oaks Water Reclamation Facility**  
Daily Readings

**Date: August, 2023**  
**COWRF Influent DMR**

Date	Influent Monitoring		
	CDCR Flow Metered	ARSA Flow Metered	Combined Influent Flow Calculated
1		0.954	0.954
2		0.946	0.946
3		0.946	0.946
4		1.026	1.026
5		0.952	0.952
6		0.895	0.895
7		0.876	0.876
8		0.861	0.861
9		0.871	0.871
10		0.868	0.868
11		0.865	0.865
12		0.941	0.941
13		0.828	0.828
14		0.824	0.824
15		0.883	0.883
16		0.853	0.853
17		0.916	0.916
18		0.806	0.806
19		0.926	0.926
20		0.823	0.823
21		0.866	0.866
22		0.863	0.863
23		0.862	0.862
24		0.874	0.874
25		0.837	0.837
26		0.861	0.861
27		0.954	0.954
28		0.817	0.817
29		0.862	0.862
30		0.856	0.856
31		0.876	0.876
<b>Total</b>			<b>27.388</b>



**City of Ione - Castle Oaks Water Reclamation Facility**  
Daily Readings

**Date August, 2023**

Date	pH Meter
8/2/2023	X
8/9/2023	X
8/16/2023	X
8/23/2023	X
8/30/2023	X



Alpha Analytical Laboratories, Inc. email: [clientservices@alpha-labs.com](mailto:clientservices@alpha-labs.com)  
Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

16 August 2023

WaterStone Services for City of Ione

Attn: James Whitaker

14063 Morning Glory Place

Chico, CA 95973

RE: City Of Ione COWRF

Work Order: 23H0422

Enclosed are the results of analyses for samples received by the laboratory on 08/02/23 14:15. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Rachel J. Kaua

Project Manager



Alpha Analytical Laboratories, Inc. email: [clientservices@alpha-labs.com](mailto:clientservices@alpha-labs.com)  
Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

WaterStone Services for City of Lone  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Lone COWRF  
Project Number: Volatiles Weekly

Reported:  
08/16/23 10:02

Bay Area: 262 Rickenbacker Circle | Livermore, CA 94551 | 925-828-6226 | ELAP# 2728  
Central Valley: 9090 Union Park Way Suite 113 | Elk Grove, CA 95624 | 916-686-5190 | ELAP# 2922  
North Bay: 737 Southpoint Blvd Unit D | Petaluma, CA 94954 | 707-769-3128 | ELAP# 2303  
San Diego: 2722 Loker Avenue West Suite A | Carlsbad, CA 92010 | 760-930-2555 | ELAP# 3055  
Los Angeles: 1230 E. 223rd Street Suite 205 | Carson, CA 90745 | 424-267-5032 | ELAP# 3091

#### ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ARSA Influent	23H0422-01	Water	08/02/23 10:37	08/02/23 14:15
ARSA Effluent	23H0422-02	Water	08/02/23 10:46	08/02/23 14:15
Trip Blank	23H0422-03	Water	08/02/23 00:00	08/02/23 14:15

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*



Alpha Analytical Laboratories, Inc. email: clientservices@alpha-labs.com  
 Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

WaterStone Services for City of Lone  
 14063 Morning Glory Place  
 Chico, CA 95973

Project Manager: James Whitaker  
 Project: City Of Lone COWRF  
 Project Number: Volatiles Weekly

Reported:  
 08/16/23 10:02

Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Influent (23H0422-01)</b>									
<b>Sample Type: Water</b>									
<b>Sampled: 08/02/23 10:37</b>									
<b>Volatile Organic Compounds by EPA Method 8260B</b>									
<b>Acetone</b>	<b>5.4 ug/L</b>	<b>5.0</b>	<b>1</b>	<b>AH33693</b>	<b>08/09/23 12:00</b>	<b>08/09/23 17:07</b>	<b>1551*</b>	<b>EPA 8260B</b>	
Benzene	ND ug/L	0.30	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Bromobenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Bromochloromethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Bromodichloromethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Bromoform	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Bromomethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
n-Butylbenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
sec-Butylbenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
tert-Butylbenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Carbon tetrachloride	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Chlorobenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Chloroethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Chloroform	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Chloromethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
2-Chlorotoluene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551*	EPA 8260B	
4-Chlorotoluene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Dibromochloromethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND ug/L	2.0	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
1,2-Dibromoethane (EDB)	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Dibromomethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
1,2-Dichlorobenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
1,3-Dichlorobenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
1,4-Dichlorobenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Dichlorodifluoromethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
1,1-Dichloroethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
1,2-Dichloroethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
1,1-Dichloroethene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
cis-1,2-Dichloroethene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
trans-1,2-Dichloroethene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
1,2-Dichloropropane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
1,3-Dichloropropane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551*	EPA 8260B	
2,2-Dichloropropane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551*	EPA 8260B	
1,1-Dichloropropene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551*	EPA 8260B	
cis-1,3-Dichloropropene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
trans-1,3-Dichloropropene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Ethylbenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Hexachlorobutadiene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Isopropylbenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551*	EPA 8260B	
p-Isopropyltoluene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551*	EPA 8260B	
<b>Methyl ethyl ketone</b>	<b>1.3 ug/L</b>	<b>1.0</b>	<b>1</b>	<b>AH33693</b>	<b>08/09/23 12:00</b>	<b>08/09/23 17:07</b>	<b>1551*</b>	<b>EPA 8260B</b>	

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 Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

WaterStone Services for City of Lone  
 14063 Morning Glory Place  
 Chico, CA 95973

Project Manager: James Whitaker  
 Project: City Of Lone COWRF  
 Project Number: Volatiles Weekly

Reported:  
 08/16/23 10:02

Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Influent (23H0422-01)</b>									
<b>Sample Type: Water</b>									
<b>Sampled: 08/02/23 10:37</b>									
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>									
Methyl isobutyl ketone	ND ug/L	1.0	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Methyl tert-butyl ether	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Methylene chloride	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Naphthalene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
n-Propylbenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Styrene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
1,1,1,2-Tetrachloroethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
1,1,2,2-Tetrachloroethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Tetrachloroethene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Toluene	ND ug/L	0.30	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
1,2,3-Trichlorobenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551*	EPA 8260B	
1,2,4-Trichlorobenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
1,1,1-Trichloroethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
1,1,2-Trichloroethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Trichloroethene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Trichlorofluoromethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Trichlorotrifluoroethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551*	EPA 8260B	
1,2,3-Trichloropropane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
1,2,4-Trimethylbenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551*	EPA 8260B	
1,3,5-Trimethylbenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551*	EPA 8260B	
Vinyl chloride	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
m,p-Xylene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
o-Xylene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Xylenes (total)	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Surrogate: Dibromofluoromethane	98.5 %	71-136		AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Surrogate: Toluene-d8	106 %	80-130		AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
Surrogate: Bromofluorobenzene	100 %	70-130		AH33693	08/09/23 12:00	08/09/23 17:07	1551	EPA 8260B	
<b>ARSA Effluent (23H0422-02)</b>									
<b>Sample Type: Water</b>									
<b>Sampled: 08/02/23 10:46</b>									
<b>Volatile Organic Compounds by EPA Method 8260B</b>									
Acetone	6.1 ug/L	5.0	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551*	EPA 8260B	
Benzene	ND ug/L	0.30	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Bromobenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Bromoethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Bromodichloromethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Bromoform	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Bromomethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
n-Butylbenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
sec-Butylbenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
tert-Butylbenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Carbon tetrachloride	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Chlorobenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	

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 Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

WaterStone Services for City of Ione  
 14063 Morning Glory Place  
 Chico, CA 95973

Project Manager: James Whitaker  
 Project: City Of Ione COWRF  
 Project Number: Volatiles Weekly

Reported:  
 08/16/23 10:02

Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Effluent (23H0422-02)</b>									
<b>Sample Type: Water</b>									
<b>Sampled: 08/02/23 10:46</b>									
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>									
Chloroethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
<b>Chloroform</b>	<b>2.7 ug/L</b>	<b>0.50</b>	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Chloromethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
2-Chlorotoluene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551*	EPA 8260B	
4-Chlorotoluene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Dibromochloromethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND ug/L	2.0	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
1,2-Dibromoethane (EDB)	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Dibromomethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
1,2-Dichlorobenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
1,3-Dichlorobenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
1,4-Dichlorobenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Dichlorodifluoromethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
1,1-Dichloroethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
1,2-Dichloroethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
1,1-Dichloroethene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
cis-1,2-Dichloroethene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
trans-1,2-Dichloroethene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
1,2-Dichloropropane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
1,3-Dichloropropane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551*	EPA 8260B	
2,2-Dichloropropane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551*	EPA 8260B	
1,1-Dichloropropene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551*	EPA 8260B	
cis-1,3-Dichloropropene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
trans-1,3-Dichloropropene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Ethylbenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Hexachlorobutadiene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Isopropylbenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551*	EPA 8260B	
p-Isopropyltoluene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551*	EPA 8260B	
<b>Methyl ethyl ketone</b>	<b>1.5 ug/L</b>	<b>1.0</b>	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551*	EPA 8260B	
Methyl isobutyl ketone	ND ug/L	1.0	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Methyl tert-butyl ether	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Methylene chloride	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Naphthalene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
n-Propylbenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Styrene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
1,1,1,2-Tetrachloroethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
1,1,2,2-Tetrachloroethane	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Tetrachloroethene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Toluene	ND ug/L	0.30	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
1,2,3-Trichlorobenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551*	EPA 8260B	
1,2,4-Trichlorobenzene	ND ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	

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WaterStone Services for City of Lone  
 14063 Morning Glory Place  
 Chico, CA 95973

Project Manager: James Whitaker  
 Project: City Of Lone COWRF  
 Project Number: Volatiles Weekly

Reported:  
 08/16/23 10:02

	Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Effluent (23H0422-02)</b>										
<b>Sample Type: Water</b>										
<b>Sampled: 08/02/23 10:46</b>										
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>										
1,1,1-Trichloroethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
1,1,2-Trichloroethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Trichloroethene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Trichlorofluoromethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Trichlorotrifluoroethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551*	EPA 8260B	
1,2,3-Trichloropropane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
1,2,4-Trimethylbenzene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551*	EPA 8260B	
1,3,5-Trimethylbenzene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551*	EPA 8260B	
Vinyl chloride	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
m,p-Xylene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
o-Xylene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Xylenes (total)	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Surrogate: Dibromofluoromethane	97.0 %		71-136		AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Surrogate: Toluene-d8	104 %		80-130		AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
Surrogate: Bromofluorobenzene	102 %		70-130		AH33693	08/09/23 12:00	08/09/23 17:44	1551	EPA 8260B	
<b>Trip Blank (23H0422-03)</b>										
<b>Sample Type: Water</b>										
<b>Sampled: 08/02/23 00:00</b>										
<b>Volatile Organic Compounds by EPA Method 8260B</b>										
Acetone	ND	ug/L	5.0	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551*	EPA 8260B	
Benzene	ND	ug/L	0.30	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Bromobenzene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Bromochloromethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Bromodichloromethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Bromoform	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Bromomethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
n-Butylbenzene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
sec-Butylbenzene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
tert-Butylbenzene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Carbon tetrachloride	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Chlorobenzene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Chloroethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Chloroform	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Chloromethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
2-Chlorotoluene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
4-Chlorotoluene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551*	EPA 8260B	
Dibromochloromethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND	ug/L	2.0	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Dibromomethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
1,2-Dichlorobenzene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
1,3-Dichlorobenzene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
1,4-Dichlorobenzene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	

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WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
08/16/23 10:02

	Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>Trip Blank (23H0422-03)</b>										
<b>Sample Type: Water</b>										
<b>Sampled: 08/02/23 00:00</b>										
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>										
Dichlorodifluoromethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
1,1-Dichloroethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
1,2-Dichloroethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
1,1-Dichloroethene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
cis-1,2-Dichloroethene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
trans-1,2-Dichloroethene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
1,2-Dichloropropane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
1,3-Dichloropropane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551*	EPA 8260B	
2,2-Dichloropropane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551*	EPA 8260B	
1,1-Dichloropropene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551*	EPA 8260B	
cis-1,3-Dichloropropene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
trans-1,3-Dichloropropene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Ethylbenzene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Hexachlorobutadiene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Isopropylbenzene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551*	EPA 8260B	
p-Isopropyltoluene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551*	EPA 8260B	
Methyl ethyl ketone	ND	ug/L	1.0	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551*	EPA 8260B	
Methyl isobutyl ketone	ND	ug/L	1.0	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Methyl tert-butyl ether	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Methylene chloride	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Naphthalene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
n-Propylbenzene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Styrene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
1,1,1,2-Tetrachloroethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
1,1,2,2-Tetrachloroethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Tetrachloroethene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Toluene	ND	ug/L	0.30	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
1,2,3-Trichlorobenzene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551*	EPA 8260B	
1,2,4-Trichlorobenzene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
1,1,1-Trichloroethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
1,1,2-Trichloroethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Trichloroethene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Trichlorofluoromethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Trichlorotrifluoroethane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551*	EPA 8260B	
1,2,3-Trichloropropane	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
1,2,4-Trimethylbenzene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551*	EPA 8260B	
1,3,5-Trimethylbenzene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551*	EPA 8260B	
Vinyl chloride	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
m,p-Xylene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
o-Xylene	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Xylenes (total)	ND	ug/L	0.50	1	AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	

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WaterStone Services for City of Ione 14063 Morning Glory Place Chico, CA 95973	Project Manager: James Whitaker Project: City Of Ione COWRF Project Number: Volatiles Weekly	Reported: 08/16/23 10:02
--------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------	-----------------------------

	Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>Trip Blank (23H0422-03)</b>										
			<b>Sample Type: Water</b>				<b>Sampled: 08/02/23 00:00</b>			
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>										
Surrogate: Dibromofluoromethane	94.5 %		71-136		AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Surrogate: Toluene-d8	103 %		80-130		AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	
Surrogate: Bromofluorobenzene	101 %		70-130		AH33693	08/09/23 12:00	08/09/23 18:22	1551	EPA 8260B	

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WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
08/16/23 10:02

#### Notes and Definitions

- QL-03 Although the LCS/LCSD recovery for this analyte is outside of in-house developed control limits, it is within the EPA recommended range of 70-130%.
- ND Analyte NOT DETECTED at or above the reporting limit
- dry Sample results reported on a dry weight basis
- RPD Relative Percent Difference

\* ELAP does not offer accreditation in this matrix for the requested analyte/method combination.

**Report to**  
 Company: James Water Service for City of Ione  
 Attn: Kathy Stone/James Whitaker  
 Address: 14063 Morning Glory Place, Chico CA 95973  
 Phone/Fax: 530-518-6861 / 530-902-4805  
 Email Address: kstone.iwsc@gmail.com / James.iwsc@gmail.com

**Invoice to (if different)**  
 Contact: City of Ione  
 Jody Steneck  
 Email address: jsteneck@ione-ca.com  
 Address:  
 PO Number:

**Project Information**  
 Project ID: City of Ione COWRF  
 Volatiles Weekly  
 Project No:  
 PO Number:

**Field Sampler - Printed Name & Signature:**  
**Bonnie Kennedy**  
*Bonnie*

022

Sample Identification	Sampling		Container										Preservative				Matrix				Total Number of Containers per Sample ID
	Date	Time	40ml VOA Vial	Plastic	Glass	Sieve	Other	HCl	HNO3	H2SO4	Ascorbic	None	Drinking Water	Wastewater	Soil	Other					
ARSA INFLUENT	00/02/23	1057	x							x			x				4	x	8260B Volatiles		
ARSA EFFLUENT	00/02/23	1046	x							x			x				4	x	8260B Volatiles		
Trip Blank			x								x						1	x	8260B Volatiles		

**Relinquished by**  
*Bonnie Kennedy*

**Received by**  
*Michael Boyd*

Date: 02/23/23 Time: 1415

DDW Write On EDT Transmission? Yes No  
 State System Number: 1335  
 if "Y" please enter the Source Number(s) in the column above  
 CA Geotracker EDF Report? Yes No  
 Global ID: \_\_\_\_\_  
 EDF to Email Address: \_\_\_\_\_  
 Travel and Site Time: \_\_\_\_\_ Mileage: \_\_\_\_\_ Misc. Supplies: \_\_\_\_\_



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23 August 2023

WaterStone Services for City of Ione

Attn: James Whitaker

14063 Morning Glory Place

Chico, CA 95973

RE: City Of Ione COWRF

Work Order: 23H1918

Enclosed are the results of analyses for samples received by the laboratory on 08/09/23 22:15. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Rachel J. Kaua

Project Manager



Alpha Analytical Laboratories, Inc.

email: [clientservices@alpha-labs.com](mailto:clientservices@alpha-labs.com)

Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volitiles Weekly

Reported:  
08/23/23 10:31

Bay Area: 262 Rickenbacker Circle | Livermore, CA 94551 | 925-828-6226 | ELAP# 2728  
Central Valley: 9090 Union Park Way Suite 113 | Elk Grove, CA 95624 | 916-686-5190 | ELAP# 2922  
North Bay: 737 Southpoint Blvd Unit D | Petaluma, CA 94954 | 707-769-3128 | ELAP# 2303  
San Diego: 2722 Loker Avenue West Suite A | Carlsbad, CA 92010 | 760-930-2555 | ELAP# 3055  
Los Angeles: 1230 E. 223rd Street Suite 205 | Carson, CA 90745 | 424-267-5032 | ELAP# 3091

#### ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ARSA Influent	23H1918-01	Water	08/09/23 09:37	08/09/23 22:15
ARSA Effluent	23H1918-02	Water	08/09/23 09:46	08/09/23 22:15
Trip Blank	23H1918-03	Water	08/09/23 00:00	08/09/23 22:15



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WaterStone Services for City of Ione  
 14063 Morning Glory Place  
 Chico, CA 95973

Project Manager: James Whitaker  
 Project: City Of Ione COWRF  
 Project Number: Volatiles Weekly

Reported:  
 08/23/23 10:31

Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Influent (23H1918-01)</b>									
<b>Sample Type: Water</b>									
<b>Sampled: 08/09/23 09:37</b>									
<b>Volatile Organic Compounds by EPA Method 8260B</b>									
Acetone	7.1 ug/L	5.0	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551*	EPA 8260B	
Benzene	ND ug/L	0.30	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Bromobenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Bromochloromethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Bromodichloromethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Bromoform	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Bromomethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
n-Butylbenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
sec-Butylbenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
tert-Butylbenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Carbon tetrachloride	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Chlorobenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Chloroethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Chloroform	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Chloromethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
2-Chlorotoluene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551*	EPA 8260B	
4-Chlorotoluene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Dibromochloromethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND ug/L	2.0	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
1,2-Dibromoethane (EDB)	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Dibromomethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
1,2-Dichlorobenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
1,3-Dichlorobenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
1,4-Dichlorobenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Dichlorodifluoromethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
1,1-Dichloroethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
1,2-Dichloroethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
1,1-Dichloroethene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
cis-1,2-Dichloroethene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
trans-1,2-Dichloroethene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
1,2-Dichloropropane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
1,3-Dichloropropane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551*	EPA 8260B	
2,2-Dichloropropane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551*	EPA 8260B	
1,1-Dichloropropene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551*	EPA 8260B	
cis-1,3-Dichloropropene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
trans-1,3-Dichloropropene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Ethylbenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Hexachlorobutadiene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Isopropylbenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551*	EPA 8260B	
p-Isopropyltoluene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551*	EPA 8260B	
Methyl ethyl ketone	1.6 ug/L	1.0	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551*	EPA 8260B	

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WaterStone Services for City of Lone  
 14063 Morning Glory Place  
 Chico, CA 95973

Project Manager: James Whitaker  
 Project: City Of Lone COWRF  
 Project Number: Volatiles Weekly

Reported:  
 08/23/23 10:31

	Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Influent (23H1918-01)</b>			<b>Sample Type: Water</b>			<b>Sampled: 08/09/23 09:37</b>				
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>										
Methyl isobutyl ketone	ND	ug/L	1.0	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Methyl tert-butyl ether	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Methylene chloride	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Naphthalene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
n-Propylbenzene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Styrene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
1,1,1,2-Tetrachloroethane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
1,1,2,2-Tetrachloroethane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Tetrachloroethene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
<b>Toluene</b>	<b>0.44</b>	<b>ug/L</b>	<b>0.30</b>	<b>1</b>	<b>AH34024</b>	<b>08/14/23 16:00</b>	<b>08/15/23 17:15</b>	<b>1551</b>	<b>EPA 8260B</b>	
1,2,3-Trichlorobenzene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551*	EPA 8260B	
1,2,4-Trichlorobenzene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
1,1,1-Trichloroethane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
1,1,2-Trichloroethane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Trichloroethene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Trichlorofluoromethane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Trichlorotrifluoroethane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551*	EPA 8260B	
1,2,3-Trichloropropane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
1,2,4-Trimethylbenzene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551*	EPA 8260B	
1,3,5-Trimethylbenzene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551*	EPA 8260B	
Vinyl chloride	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
m,p-Xylene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
o-Xylene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
Xylenes (total)	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/15/23 17:15	1551	EPA 8260B	
<i>Surrogate: Dibromofluoromethane</i>	<i>115 %</i>		<i>71-136</i>		<i>AH34024</i>	<i>08/14/23 16:00</i>	<i>08/15/23 17:15</i>	<i>1551</i>	<i>EPA 8260B</i>	
<i>Surrogate: Toluene-d8</i>	<i>125 %</i>		<i>80-130</i>		<i>AH34024</i>	<i>08/14/23 16:00</i>	<i>08/15/23 17:15</i>	<i>1551</i>	<i>EPA 8260B</i>	
<i>Surrogate: Bromofluorobenzene</i>	<i>120 %</i>		<i>70-130</i>		<i>AH34024</i>	<i>08/14/23 16:00</i>	<i>08/15/23 17:15</i>	<i>1551</i>	<i>EPA 8260B</i>	
<b>ARSA Effluent (23H1918-02)</b>			<b>Sample Type: Water</b>			<b>Sampled: 08/09/23 09:46</b>				
<b>Volatile Organic Compounds by EPA Method 8260B</b>										
Acetone	6.7	ug/L	5.0	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551*	EPA 8260B	
Benzene	ND	ug/L	0.30	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Bromobenzene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Bromochloromethane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Bromodichloromethane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Bromoform	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Bromomethane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
n-Butylbenzene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
sec-Butylbenzene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
tert-Butylbenzene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Carbon tetrachloride	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Chlorobenzene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	

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WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
08/23/23 10:31

	Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Effluent (23H1918-02)</b>										
<b>Sample Type: Water</b>										
<b>Sampled: 08/09/23 09:46</b>										
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>										
Chloroethane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
<b>Chloroform</b>	<b>2.9</b>	<b>ug/L</b>	<b>0.50</b>	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Chloromethane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
2-Chlorotoluene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551*	EPA 8260B	
4-Chlorotoluene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Dibromochloromethane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND	ug/L	2.0	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Dibromomethane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
1,2-Dichlorobenzene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
1,3-Dichlorobenzene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
1,4-Dichlorobenzene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Dichlorodifluoromethane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
1,1-Dichloroethane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
1,2-Dichloroethane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
1,1-Dichloroethene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
cis-1,2-Dichloroethene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
trans-1,2-Dichloroethene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
1,2-Dichloropropane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
1,3-Dichloropropane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551*	EPA 8260B	
2,2-Dichloropropane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551*	EPA 8260B	
1,1-Dichloropropene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551*	EPA 8260B	
cis-1,3-Dichloropropene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
trans-1,3-Dichloropropene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Ethylbenzene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Hexachlorobutadiene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Isopropylbenzene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551*	EPA 8260B	
p-Isopropyltoluene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551*	EPA 8260B	
<b>Methyl ethyl ketone</b>	<b>1.2</b>	<b>ug/L</b>	<b>1.0</b>	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551*	EPA 8260B	
Methyl isobutyl ketone	ND	ug/L	1.0	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Methyl tert-butyl ether	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Methylene chloride	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Naphthalene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
n-Propylbenzene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Styrene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
1,1,1,2-Tetrachloroethane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
1,1,2,2-Tetrachloroethane	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Tetrachloroethene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Toluene	ND	ug/L	0.30	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
1,2,3-Trichlorobenzene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551*	EPA 8260B	
1,2,4-Trichlorobenzene	ND	ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	

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Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

WaterStone Services for City of Lone  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Lone COWRF  
Project Number: Volatiles Weekly

Reported:  
08/23/23 10:31

Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Effluent (23H1918-02)</b>									
<b>Sample Type: Water</b>									
<b>Sampled: 08/09/23 09:46</b>									
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>									
1,1,1-Trichloroethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
1,1,2-Trichloroethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Trichloroethene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Trichlorofluoromethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Trichlorotrifluoroethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551*	EPA 8260B	
1,2,3-Trichloropropane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
1,2,4-Trimethylbenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551*	EPA 8260B	
1,3,5-Trimethylbenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551*	EPA 8260B	
Vinyl chloride	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
m,p-Xylene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
o-Xylene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
Xylenes (total)	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
<i>Surrogate: Dibromofluoromethane</i>	112 %	71-136		AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
<i>Surrogate: Toluene-d8</i>	123 %	80-130		AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
<i>Surrogate: Bromofluorobenzene</i>	114 %	70-130		AH34024	08/14/23 16:00	08/16/23 10:25	1551	EPA 8260B	
<b>Trip Blank (23H1918-03)</b>									
<b>Sample Type: Water</b>									
<b>Sampled: 08/09/23 00:00</b>									
<b>Volatile Organic Compounds by EPA Method 8260B</b>									
Acetone	ND ug/L	5.0	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551*	EPA 8260B	
Benzene	ND ug/L	0.30	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Bromobenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Bromochloromethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Bromodichloromethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Bromoform	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Bromomethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
n-Butylbenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
sec-Butylbenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
tert-Butylbenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Carbon tetrachloride	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Chlorobenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Chloroethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Chloroform	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Chloromethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
2-Chlorotoluene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551*	EPA 8260B	
4-Chlorotoluene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Dibromochloromethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND ug/L	2.0	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
1,2-Dibromoethane (EDB)	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Dibromomethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
1,2-Dichlorobenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
1,3-Dichlorobenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
1,4-Dichlorobenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	

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WaterStone Services for City of Lone  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Lone COWRF  
Project Number: Volatiles Weekly

Reported:  
08/23/23 10:31

Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>Trip Blank (23H1918-03)</b>									
<b>Sample Type: Water</b>									
<b>Sampled: 08/09/23 00:00</b>									
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>									
Dichlorodifluoromethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
1,1-Dichloroethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
1,2-Dichloroethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
1,1-Dichloroethene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
cis-1,2-Dichloroethene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
trans-1,2-Dichloroethene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
1,2-Dichloropropane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
1,3-Dichloropropane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551*	EPA 8260B	
2,2-Dichloropropane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551*	EPA 8260B	
1,1-Dichloropropene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551*	EPA 8260B	
cis-1,3-Dichloropropene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
trans-1,3-Dichloropropene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Ethylbenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Hexachlorobutadiene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Isopropylbenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551*	EPA 8260B	
p-Isopropyltoluene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551*	EPA 8260B	
Methyl ethyl ketone	ND ug/L	1.0	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551*	EPA 8260B	
Methyl isobutyl ketone	ND ug/L	1.0	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Methyl tert-butyl ether	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Methylene chloride	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Naphthalene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
n-Propylbenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Styrene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
1,1,1,2-Tetrachloroethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
1,1,2,2-Tetrachloroethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Tetrachloroethene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
<b>Toluene</b>	<b>0.63 ug/L</b>	<b>0.30</b>	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
1,2,3-Trichlorobenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551*	EPA 8260B	
1,2,4-Trichlorobenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
1,1,1-Trichloroethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
1,1,2-Trichloroethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Trichloroethene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Trichlorofluoromethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Trichlorotrifluoroethane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551*	EPA 8260B	
1,2,3-Trichloropropane	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
1,2,4-Trimethylbenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551*	EPA 8260B	
1,3,5-Trimethylbenzene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551*	EPA 8260B	
Vinyl chloride	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
m,p-Xylene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
o-Xylene	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Xylenes (total)	ND ug/L	0.50	1	AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	

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WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
08/23/23 10:31

	Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>Trip Blank (23H1918-03)</b>										
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>										
Surrogate: Dibromofluoromethane	108 %		71-136		AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Surrogate: Toluene-d8	119 %		80-130		AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	
Surrogate: Bromofluorobenzene	113 %		70-130		AH34024	08/14/23 16:00	08/16/23 11:00	1551	EPA 8260B	

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WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
08/23/23 10:31

#### Notes and Definitions

- QL-11 The LCS and/or LCSD recovery was high for this analyte. Sample results in the batch were accepted based on non-detect for the analyte.
- QM-05 The spike recovery was outside acceptance limits for the MS and/or MSD due to matrix interference. The LCS and/or LCSD were within acceptance limits showing that the laboratory is in control and the data is acceptable.
- QM-08 The RPD was outside acceptance limits for MS/MSD, possibly due to matrix interference. The LCS and/or LCSD were within acceptance limits showing that the laboratory is in control and the data is acceptable.
- ND Analyte NOT DETECTED at or above the reporting limit
- dry Sample results reported on a dry weight basis
- RPD Relative Percent Difference

\* ELAP does not offer accreditation in this matrix for the requested analyte/method combination.



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San Diego Service Center  
2722 Loker Ave West, Ste A, Carlsbad CA 92010

Lab No 23H191B Pg 2 of 2

Report to **Water Services**  
City of Lone

Invoice to (if different)  
City of Lone

Signature below authorizes work under terms stated on reverse side.

Company: **Water Services**  
Address: 14063 Morning Glory Place  
Chicago CA 95973

Contact: Jody Steneck  
Email address: jsteneck@lone-ca.com

Project ID: City of Lone COWRF  
Project No: Volatiles Weekly

Address: 14063 Morning Glory Place  
Chicago CA 95973

Project ID: City of Lone COWRF  
Project No: Volatiles Weekly

TAT: Standard 10 days  
TEMP °C: Ukiah 35, Livermore

Phone/Fax: 530-518-6861 / 530-902-4805

PO Number:

Standard 5 days  
Other: 48 hours  
Other: \_\_\_ days

Email Address: kstone.jwsc@gmail.com / James.jwsc@gmail.com

022

Elk Grove 282, Petaluma

Field Sampler - Printed Name & Signature:  
**Bonnie Kennedy**

022

Carlsbad

**Sample Identification**

ARSAs INFLUENT  
ARSAs EFFLUENT  
Trip Blank

Date: 06/04/23 0937  
06/09/23 0946  
1

Sampling Time

Container: 40ml VOA Vial, Plastic, Glass, Sleeve, Other

Preservative: HCl, HNO3, H2SO4, Ascorbic, None, Drinking Water, Wastewater, Soil, Other

Matrix

Total Number of Containers per Sample ID

8260B Volatiles

Relinquished by: *[Signature]*

Date: 8/30/2023

Time: 1900

Received by: *[Signature]*

Date: 8/23/23

Time: 1548

DDW Write On EDT Transmission? Yes No  
State System Number: \_\_\_\_\_  
If "X" please enter the Source Number(s) in the column above  
Slabel ID: \_\_\_\_\_  
EDF to (Email Address): \_\_\_\_\_  
Travel and Site Term: \_\_\_\_\_  
Mileage: \_\_\_\_\_  
Misc. Supplies: \_\_\_\_\_  
Sampling Company Log Code: \_\_\_\_\_  
Yes No



*alpha*

Alpha Analytical Laboratories, Inc.

email: [clientservices@alpha-labs.com](mailto:clientservices@alpha-labs.com)

Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

07 September 2023

WaterStone Services for City of Ione

Attn: James Whitaker

14063 Morning Glory Place

Chico, CA 95973

RE: City Of Ione COWRF

Work Order: 23H2589

Enclosed are the results of analyses for samples received by the laboratory on 08/16/23 14:15. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Rachel J. Kaua

Project Manager



Alpha Analytical Laboratories, Inc. email: [clientservices@alpha-labs.com](mailto:clientservices@alpha-labs.com)  
Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

WaterStone Services for City of Ione 14063 Morning Glory Place Chico, CA 95973	Project Manager: James Whitaker Project: City Of Ione COWRF Project Number: Volatiles Weekly	Reported: 09/07/23 08:25
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Bay Area: 262 Rickenbacker Circle | Livermore, CA 94551 | 925-828-6226 | ELAP# 2728  
Central Valley: 9090 Union Park Way Suite 113 | Elk Grove, CA 95624 | 916-686-5190 | ELAP# 2922  
North Bay: 737 Southpoint Blvd Unit D | Petaluma, CA 94954 | 707-769-3128 | ELAP# 2303  
San Diego: 2722 Loker Avenue West Suite A | Carlsbad, CA 92010 | 760-930-2555 | ELAP# 3055  
Los Angeles: 1230 E. 223rd Street Suite 205 | Carson, CA 90745 | 424-267-5032 | ELAP# 3091

### ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ARSA Influent	23H2589-01	Water	08/16/23 09:41	08/16/23 14:15
ARSA Effluent	23H2589-02	Water	08/16/23 09:45	08/16/23 14:15
Trip Blank	23H2589-03	Water	08/16/23 00:00	08/16/23 14:15



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WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
09/07/23 08:25

Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Influent (23H2589-01)</b>									
<b>Sample Type: Water</b>									
<b>Sampled: 08/16/23 09:41</b>									
<b>Volatile Organic Compounds by EPA Method 8260B</b>									
Acetone	11 ug/L	5.0	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551*	EPA 8260B	
Benzene	ND ug/L	0.30	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Bromobenzene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Bromochloromethane	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Bromodichloromethane	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Bromoform	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Bromomethane	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
n-Butylbenzene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
sec-Butylbenzene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
tert-Butylbenzene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Carbon tetrachloride	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Chlorobenzene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Chloroethane	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Chloroform	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Chloromethane	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
2-Chlorotoluene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551*	EPA 8260B	
4-Chlorotoluene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Dibromochloromethane	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND ug/L	2.0	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
1,2-Dibromoethane (EDB)	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Dibromomethane	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
1,2-Dichlorobenzene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
1,3-Dichlorobenzene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
1,4-Dichlorobenzene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Dichlorodifluoromethane	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
1,1-Dichloroethane	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
1,2-Dichloroethane	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
1,1-Dichloroethene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
cis-1,2-Dichloroethene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
trans-1,2-Dichloroethene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
1,2-Dichloropropane	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
1,3-Dichloropropane	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551*	EPA 8260B	
2,2-Dichloropropane	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551*	EPA 8260B	
1,1-Dichloropropene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551*	EPA 8260B	
cis-1,3-Dichloropropene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
trans-1,3-Dichloropropene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Ethylbenzene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Hexachlorobutadiene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Isopropylbenzene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551*	EPA 8260B	
p-Isopropyltoluene	ND ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551*	EPA 8260B	
Methyl ethyl ketone	2.7 ug/L	1.0	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551*	EPA 8260B	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



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WaterStone Services for City of Ione 14063 Morning Glory Place Chico, CA 95973	Project Manager: James Whitaker Project: City Of Ione COWRF Project Number: Volatiles Weekly	Reported: 09/07/23 08:25
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	Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Influent (23H2589-01)</b>			<b>Sample Type: Water</b>			<b>Sampled: 08/16/23 09:41</b>				
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>										
Methyl isobutyl ketone	ND	ug/L	1.0	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Methyl tert-butyl ether	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Methylene chloride	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Naphthalene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
n-Propylbenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Styrene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
1,1,1,2-Tetrachloroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
1,1,2,2-Tetrachloroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Tetrachloroethene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
<b>Toluene</b>	<b>16</b>	<b>ug/L</b>	<b>0.30</b>	<b>1</b>	<b>AH35009</b>	<b>08/29/23 00:00</b>	<b>08/29/23 14:57</b>	<b>1551</b>	<b>EPA 8260B</b>	
1,2,3-Trichlorobenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551*	EPA 8260B	
1,2,4-Trichlorobenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
1,1,1-Trichloroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
1,1,2-Trichloroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Trichloroethene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Trichlorofluoromethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Trichlorotrifluoroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551*	EPA 8260B	
1,2,3-Trichloropropane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
1,2,4-Trimethylbenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551*	EPA 8260B	
1,3,5-Trimethylbenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551*	EPA 8260B	
Vinyl chloride	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
m,p-Xylene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
o-Xylene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
Xylenes (total)	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 14:57	1551	EPA 8260B	
<i>Surrogate: Dibromofluoromethane</i>	<i>108 %</i>		<i>71-136</i>		<i>AH35009</i>	<i>08/29/23 00:00</i>	<i>08/29/23 14:57</i>	<i>1551</i>	<i>EPA 8260B</i>	
<i>Surrogate: Toluene-d8</i>	<i>125 %</i>		<i>80-130</i>		<i>AH35009</i>	<i>08/29/23 00:00</i>	<i>08/29/23 14:57</i>	<i>1551</i>	<i>EPA 8260B</i>	
<i>Surrogate: Bromofluorobenzene</i>	<i>115 %</i>		<i>70-130</i>		<i>AH35009</i>	<i>08/29/23 00:00</i>	<i>08/29/23 14:57</i>	<i>1551</i>	<i>EPA 8260B</i>	
<b>ARSA Effluent (23H2589-02)</b>			<b>Sample Type: Water</b>			<b>Sampled: 08/16/23 09:45</b>				
<b>Volatile Organic Compounds by EPA Method 8260B</b>										
Acetone	9.2	ug/L	5.0	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551*	EPA 8260B	
Benzene	ND	ug/L	0.30	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Bromobenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Bromochloromethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Bromodichloromethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Bromoform	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Bromomethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
n-Butylbenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
sec-Butylbenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
tert-Butylbenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Carbon tetrachloride	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Chlorobenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	

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WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
09/07/23 08:25

	Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Effluent (23H2589-02)</b>										
<b>Sample Type: Water</b>										
<b>Sampled: 08/16/23 09:45</b>										
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>										
Chloroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
<b>Chloroform</b>	<b>3.6</b>	<b>ug/L</b>	<b>0.50</b>	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Chloromethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
2-Chlorotoluene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551*	EPA 8260B	
4-Chlorotoluene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Dibromochloromethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND	ug/L	2.0	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Dibromomethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
1,2-Dichlorobenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
1,3-Dichlorobenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
1,4-Dichlorobenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Dichlorodifluoromethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
1,1-Dichloroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
1,2-Dichloroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
1,1-Dichloroethene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
cis-1,2-Dichloroethene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
trans-1,2-Dichloroethene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
1,2-Dichloropropane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
1,3-Dichloropropane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551*	EPA 8260B	
2,2-Dichloropropane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551*	EPA 8260B	
1,1-Dichloropropene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551*	EPA 8260B	
cis-1,3-Dichloropropene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
trans-1,3-Dichloropropene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Ethylbenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Hexachlorobutadiene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Isopropylbenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551*	EPA 8260B	
p-Isopropyltoluene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551*	EPA 8260B	
<b>Methyl ethyl ketone</b>	<b>1.6</b>	<b>ug/L</b>	<b>1.0</b>	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551*	EPA 8260B	
Methyl isobutyl ketone	ND	ug/L	1.0	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Methyl tert-butyl ether	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Methylene chloride	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Naphthalene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
n-Propylbenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Styrene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
1,1,1,2-Tetrachloroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
1,1,2,2-Tetrachloroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Tetrachloroethene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Toluene	ND	ug/L	0.30	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
1,2,3-Trichlorobenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551*	EPA 8260B	
1,2,4-Trichlorobenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	

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 Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

WaterStone Services for City of Ione 14063 Morning Glory Place Chico, CA 95973	Project Manager: James Whitaker Project: City Of Ione COWRF Project Number: Volatiles Weekly	Reported: 09/07/23 08:25
--------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------	-----------------------------

	Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Effluent (23H2589-02)</b>			<b>Sample Type: Water</b>			<b>Sampled: 08/16/23 09:45</b>				
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>										
1,1,1-Trichloroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
1,1,2-Trichloroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Trichloroethene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Trichlorofluoromethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Trichlorotrifluoroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551*	EPA 8260B	
1,2,3-Trichloropropane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
1,2,4-Trimethylbenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551*	EPA 8260B	
1,3,5-Trimethylbenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551*	EPA 8260B	
Vinyl chloride	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
m,p-Xylene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
o-Xylene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Xylenes (total)	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Surrogate: Dibromofluoromethane	113 %		71-136		AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Surrogate: Toluene-d8	128 %		80-130		AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
Surrogate: Bromofluorobenzene	120 %		70-130		AH35009	08/29/23 00:00	08/29/23 15:34	1551	EPA 8260B	
<b>Trip Blank (23H2589-03)</b>			<b>Sample Type: Water</b>			<b>Sampled: 08/16/23 00:00</b>				
<b>Volatile Organic Compounds by EPA Method 8260B</b>										
Acetone	11	ug/L	5.0	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551*	EPA 8260B	
Benzene	ND	ug/L	0.30	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Bromobenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Bromochloromethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Bromodichloromethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Bromoform	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Bromomethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
n-Butylbenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
sec-Butylbenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
tert-Butylbenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Carbon tetrachloride	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Chlorobenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Chloroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Chloroform	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Chloromethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
2-Chlorotoluene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551*	EPA 8260B	
4-Chlorotoluene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Dibromochloromethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND	ug/L	2.0	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Dibromomethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
1,2-Dichlorobenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
1,3-Dichlorobenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
1,4-Dichlorobenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	

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Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
09/07/23 08:25

	Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>Trip Blank (23H2589-03)</b>										
<b>Sample Type: Water</b>										
<b>Sampled: 08/16/23 00:00</b>										
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>										
Dichlorodifluoromethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
1,1-Dichloroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
1,2-Dichloroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
1,1-Dichloroethene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
cis-1,2-Dichloroethene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
trans-1,2-Dichloroethene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
1,2-Dichloropropane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
1,3-Dichloropropane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551*	EPA 8260B	
2,2-Dichloropropane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551*	EPA 8260B	
1,1-Dichloropropene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551*	EPA 8260B	
cis-1,3-Dichloropropene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
trans-1,3-Dichloropropene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Ethylbenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Hexachlorobutadiene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Isopropylbenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551*	EPA 8260B	
p-Isopropyltoluene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551*	EPA 8260B	
Methyl ethyl ketone	ND	ug/L	1.0	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551*	EPA 8260B	
Methyl isobutyl ketone	ND	ug/L	1.0	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Methyl tert-butyl ether	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Methylene chloride	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Naphthalene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
n-Propylbenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Styrene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
1,1,1,2-Tetrachloroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
1,1,2,2-Tetrachloroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Tetrachloroethene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
<b>Toluene</b>	<b>0.37</b>	<b>ug/L</b>	<b>0.30</b>	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
1,2,3-Trichlorobenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551*	EPA 8260B	
1,2,4-Trichlorobenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
1,1,1-Trichloroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
1,1,2-Trichloroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Trichloroethene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Trichlorofluoromethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Trichlorotrifluoroethane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551*	EPA 8260B	
1,2,3-Trichloropropane	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
1,2,4-Trimethylbenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551*	EPA 8260B	
1,3,5-Trimethylbenzene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551*	EPA 8260B	
Vinyl chloride	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
m,p-Xylene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
o-Xylene	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Xylenes (total)	ND	ug/L	0.50	1	AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	

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# Alpha

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Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
09/07/23 08:25

	Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>Trip Blank (23H2589-03)</b>										
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>										
	<b>Sample Type: Water</b>					<b>Sampled: 08/16/23 00:00</b>				
Surrogate: Dibromofluoromethane	108 %		71-136		AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Surrogate: Toluene-d8	124 %		80-130		AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	
Surrogate: Bromofluorobenzene	113 %		70-130		AH35009	08/29/23 00:00	08/29/23 16:12	1551	EPA 8260B	

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WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
09/07/23 08:25

#### Notes and Definitions

- QL-03 Although the LCS/LCSD recovery for this analyte is outside of in-house developed control limits, it is within the EPA recommended range of 70-130%.
- QM-05 The spike recovery was outside acceptance limits for the MS and/or MSD due to matrix interference. The LCS and/or LCSD were within acceptance limits showing that the laboratory is in control and the data is acceptable.
- ND Analyte NOT DETECTED at or above the reporting limit
- dry Sample results reported on a dry weight basis
- RPD Relative Percent Difference

\* ELAP does not offer accreditation in this matrix for the requested analyte/method combination.



200

23H2589

Alpha Analytical Laboratories Central Valley to Ukiah Chain of Custody

Client: WaterStone Services for City of Ione	Client Code: CVRK_JWS	Bid: 1 - Master Services List
Project: City Of Ione COWRF	Project Number: Volatiles Weekly	PO #:

Date Due: 08/23/23 15:00 (5 day TAT)  
 Received By: Kathryn L. Johnson  
 Logged In By: Megan E. Prater  
 Date Received: 08/16/23 14:15  
 Date Logged: 08/16/23 14:24

Samples Received at: \_\_\_\_\_ deg C  
 All containers received and intact: YES NO

Analysis	Department	Expires	Comments
23H2589-01 ARSA Influent	[Water] Sampled 08/16/23 09:41		
8260 Full List	GCMS	08/30/23 23:59	
Handling & Disposal	Administrators	08/15/24 09:41	
23H2589-02 ARSA Effluent	[Water] Sampled 08/16/23 09:45		
8260 Full List	GCMS	08/30/23 23:59	
Handling & Disposal	Administrators	08/15/24 09:45	
23H2589-03 Trip Blank	[Water] Sampled 08/16/23 00:00		
8260 Full List	GCMS	08/30/23 23:59	
Handling & Disposal	Administrators	08/15/24 00:00	

Containers Supplied:  
 VOA Vial - HCl (A)

*Megan Prater*  
 Relinquished By \_\_\_\_\_ Date 8-16-23

*[Signature]*  
 Relinquished By \_\_\_\_\_ Date 8-16-23

*[Signature]*  
 Received By \_\_\_\_\_ Date 8-16-23 Time 1540

*[Signature]*  
 Received By \_\_\_\_\_ Date 8-16-23 Time 1820  
*[Signature]*  
 Received By \_\_\_\_\_ Date 8-16-23 Time 2200



*alpha*

Alpha Analytical Laboratories, Inc.

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Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

11 September 2023

WaterStone Services for City of Ione

Attn: James Whitaker

14063 Morning Glory Place

Chico, CA 95973

RE: City Of Ione COWRF

Work Order: 23H3469

Enclosed are the results of analyses for samples received by the laboratory on 08/23/23 14:15. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Rachel J. Kaua

Project Manager



Alpha Analytical Laboratories, Inc. email: [clientservices@alpha-labs.com](mailto:clientservices@alpha-labs.com)  
Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

WaterStone Services for City of Lone  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Lone COWRF  
Project Number: Volatiles Weekly

Reported:  
09/11/23 10:11

Bay Area: 262 Rickenbacker Circle | Livermore, CA 94551 | 925-828-6226 | ELAP# 2728  
Central Valley: 9090 Union Park Way Suite 113 | Elk Grove, CA 95624 | 916-686-5190 | ELAP# 2922  
North Bay: 737 Southpoint Blvd Unit D | Petaluma, CA 94954 | 707-769-3128 | ELAP# 2303  
San Diego: 2722 Loker Avenue West Suite A | Carlsbad, CA 92010 | 760-930-2555 | ELAP# 3055  
Los Angeles: 1230 E. 223rd Street Suite 205 | Carson, CA 90745 | 424-267-5032 | ELAP# 3091

### ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ARSA Influent	23H3469-01	Water	08/23/23 10:11	08/23/23 14:15
ARSA Effluent	23H3469-02	Water	08/23/23 10:06	08/23/23 14:15
Trip Blank	23H3469-03	Water	08/23/23 00:00	08/23/23 14:15



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WaterStone Services for City of Lone  
 14063 Morning Glory Place  
 Chico, CA 95973

Project Manager: James Whitaker  
 Project: City Of Lone COWRF  
 Project Number: Volatiles Weekly

Reported:  
 09/11/23 10:11

Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Influent (23H3469-01)</b>									
<b>Volatile Organic Compounds by EPA Method 8260B</b>									
<b>Sample Type: Water</b>				<b>Sampled: 08/23/23 10:11</b>					
Acetone	12 ug/L	5.0	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551*	EPA 8260B	
Benzene	ND ug/L	0.30	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Bromobenzene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Bromochloromethane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Bromodichloromethane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Bromoform	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Bromomethane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
n-Butylbenzene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
sec-Butylbenzene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
tert-Butylbenzene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Carbon tetrachloride	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Chlorobenzene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Chloroethane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Chloroform	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Chloromethane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
2-Chlorotoluene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551*	EPA 8260B	
4-Chlorotoluene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Dibromochloromethane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND ug/L	2.0	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
1,2-Dibromoethane (EDB)	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Dibromomethane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
1,2-Dichlorobenzene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
1,3-Dichlorobenzene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
1,4-Dichlorobenzene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Dichlorodifluoromethane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
1,1-Dichloroethane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
1,2-Dichloroethane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
1,1-Dichloroethene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
cis-1,2-Dichloroethene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
trans-1,2-Dichloroethene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
1,2-Dichloropropane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
1,3-Dichloropropane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551*	EPA 8260B	
2,2-Dichloropropane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551*	EPA 8260B	
1,1-Dichloropropene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551*	EPA 8260B	
cis-1,3-Dichloropropene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
trans-1,3-Dichloropropene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Ethylbenzene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Hexachlorobutadiene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Isopropylbenzene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551*	EPA 8260B	
p-Isopropyltoluene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551*	EPA 8260B	
Methyl ethyl ketone	ND ug/L	1.0	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551*	EPA 8260B	

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WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
09/11/23 10:11

	Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Influent (23H3469-01)</b>			<b>Sample Type: Water</b>			<b>Sampled: 08/23/23 10:11</b>				
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>										
Methyl isobutyl ketone	ND	ug/L	1.0	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Methyl tert-butyl ether	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Methylene chloride	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Naphthalene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
n-Propylbenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Styrene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
1,1,1,2-Tetrachloroethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
1,1,2,2-Tetrachloroethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Tetrachloroethene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
<b>Toluene</b>	<b>22</b>	<b>ug/L</b>	<b>0.30</b>	<b>1</b>	<b>AI33166</b>	<b>09/04/23 12:26</b>	<b>09/05/23 23:18</b>	<b>1551</b>	<b>EPA 8260B</b>	
1,2,3-Trichlorobenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551*	EPA 8260B	
1,2,4-Trichlorobenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
1,1,1-Trichloroethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
1,1,2-Trichloroethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Trichloroethene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Trichlorofluoromethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Trichlorotrifluoroethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551*	EPA 8260B	
1,2,3-Trichloropropane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
1,2,4-Trimethylbenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551*	EPA 8260B	
1,3,5-Trimethylbenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551*	EPA 8260B	
Vinyl chloride	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
m,p-Xylene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
o-Xylene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
Xylenes (total)	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:18	1551	EPA 8260B	
<i>Surrogate: Dibromofluoromethane</i>	<i>105 %</i>		<i>71-136</i>		<i>AI33166</i>	<i>09/04/23 12:26</i>	<i>09/05/23 23:18</i>	<i>1551</i>	<i>EPA 8260B</i>	
<i>Surrogate: Toluene-d8</i>	<i>119 %</i>		<i>80-130</i>		<i>AI33166</i>	<i>09/04/23 12:26</i>	<i>09/05/23 23:18</i>	<i>1551</i>	<i>EPA 8260B</i>	
<i>Surrogate: Bromofluorobenzene</i>	<i>114 %</i>		<i>70-130</i>		<i>AI33166</i>	<i>09/04/23 12:26</i>	<i>09/05/23 23:18</i>	<i>1551</i>	<i>EPA 8260B</i>	
<b>ARSA Effluent (23H3469-02)</b>			<b>Sample Type: Water</b>			<b>Sampled: 08/23/23 10:06</b>				
<b>Volatile Organic Compounds by EPA Method 8260B</b>										
Acetone	7.2	ug/L	5.0	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551*	EPA 8260B	
Benzene	ND	ug/L	0.30	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Bromobenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Bromochloromethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Bromodichloromethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Bromoform	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Bromomethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
n-Butylbenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
sec-Butylbenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
tert-Butylbenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Carbon tetrachloride	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Chlorobenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	

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WaterStone Services for City of Ione 14063 Morning Glory Place Chico, CA 95973	Project Manager: James Whitaker Project: City Of Ione COWRF Project Number: Volatiles Weekly	Reported: 09/11/23 10:11
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Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Effluent (23H3469-02)</b>									
<b>Sample Type: Water</b>									
<b>Sampled: 08/23/23 10:06</b>									
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>									
Chloroethane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
<b>Chloroform</b>	<b>2.1 ug/L</b>	<b>0.50</b>	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Chloromethane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
2-Chlorotoluene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551*	EPA 8260B	
4-Chlorotoluene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Dibromochloromethane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND ug/L	2.0	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
1,2-Dibromoethane (EDB)	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Dibromomethane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
1,2-Dichlorobenzene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
1,3-Dichlorobenzene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
1,4-Dichlorobenzene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Dichlorodifluoromethane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
1,1-Dichloroethane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
1,2-Dichloroethane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
1,1-Dichloroethene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
cis-1,2-Dichloroethene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
trans-1,2-Dichloroethene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
1,2-Dichloropropane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
1,3-Dichloropropane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551*	EPA 8260B	
2,2-Dichloropropane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551*	EPA 8260B	
1,1-Dichloropropene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551*	EPA 8260B	
cis-1,3-Dichloropropene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
trans-1,3-Dichloropropene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Ethylbenzene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Hexachlorobutadiene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Isopropylbenzene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551*	EPA 8260B	
p-Isopropyltoluene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551*	EPA 8260B	
Methyl ethyl ketone	ND ug/L	1.0	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551*	EPA 8260B	
Methyl isobutyl ketone	ND ug/L	1.0	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Methyl tert-butyl ether	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Methylene chloride	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Naphthalene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
n-Propylbenzene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Styrene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
1,1,1,2-Tetrachloroethane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
1,1,2,2-Tetrachloroethane	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Tetrachloroethene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Toluene	ND ug/L	0.30	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
1,2,3-Trichlorobenzene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551*	EPA 8260B	
1,2,4-Trichlorobenzene	ND ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	

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WaterStone Services for City of Lone  
 14063 Morning Glory Place  
 Chico, CA 95973

Project Manager: James Whitaker  
 Project: City Of Lone COWRF  
 Project Number: Volatiles Weekly

Reported:  
 09/11/23 10:11

	Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Effluent (23H3469-02)</b>										
<b>Sample Type: Water</b>										
<b>Sampled: 08/23/23 10:06</b>										
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>										
1,1,1-Trichloroethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
1,1,2-Trichloroethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Trichloroethene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Trichlorofluoromethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Trichlorotrifluoroethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551*	EPA 8260B	
1,2,3-Trichloropropane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
1,2,4-Trimethylbenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551*	EPA 8260B	
1,3,5-Trimethylbenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551*	EPA 8260B	
Vinyl chloride	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
m,p-Xylene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
o-Xylene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Xylenes (total)	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Surrogate: Dibromofluoromethane	111 %		71-136		AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Surrogate: Toluene-d8	119 %		80-130		AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
Surrogate: Bromofluorobenzene	115 %		70-130		AI33166	09/04/23 12:26	09/05/23 23:52	1551	EPA 8260B	
<b>Trip Blank (23H3469-03)</b>										
<b>Sample Type: Water</b>										
<b>Sampled: 08/23/23 00:00</b>										
<b>Volatile Organic Compounds by EPA Method 8260B</b>										
Acetone	ND	ug/L	5.0	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551*	EPA 8260B	
Benzene	ND	ug/L	0.30	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Bromobenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Bromochloromethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Bromodichloromethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Bromoform	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Bromomethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
n-Butylbenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
sec-Butylbenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
tert-Butylbenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Carbon tetrachloride	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Chlorobenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Chloroethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Chloroform	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Chloromethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
2-Chlorotoluene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
4-Chlorotoluene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551*	EPA 8260B	
Dibromochloromethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND	ug/L	2.0	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Dibromomethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
1,2-Dichlorobenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
1,3-Dichlorobenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
1,4-Dichlorobenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



Alpha Analytical Laboratories, Inc.

email: [clientservices@alpha-labs.com](mailto:clientservices@alpha-labs.com)

Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
09/11/23 10:11

	Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>Trip Blank (23H3469-03)</b>			<b>Sample Type: Water</b>			<b>Sampled: 08/23/23 00:00</b>				
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>										
Dichlorodifluoromethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
1,1-Dichloroethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
1,2-Dichloroethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
1,1-Dichloroethene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
cis-1,2-Dichloroethene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
trans-1,2-Dichloroethene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
1,2-Dichloropropane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
1,3-Dichloropropane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551*	EPA 8260B	
2,2-Dichloropropane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551*	EPA 8260B	
1,1-Dichloropropene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551*	EPA 8260B	
cis-1,3-Dichloropropene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
trans-1,3-Dichloropropene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Ethylbenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Hexachlorobutadiene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Isopropylbenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551*	EPA 8260B	
p-Isopropyltoluene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551*	EPA 8260B	
Methyl ethyl ketone	ND	ug/L	1.0	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551*	EPA 8260B	
Methyl isobutyl ketone	ND	ug/L	1.0	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Methyl tert-butyl ether	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Methylene chloride	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Naphthalene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
n-Propylbenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Styrene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
1,1,1,2-Tetrachloroethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
1,1,2,2-Tetrachloroethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Tetrachloroethene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Toluene	ND	ug/L	0.30	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
1,2,3-Trichlorobenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551*	EPA 8260B	
1,2,4-Trichlorobenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
1,1,1-Trichloroethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
1,1,2-Trichloroethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Trichloroethene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Trichlorofluoromethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Trichlorotrifluoroethane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551*	EPA 8260B	
1,2,3-Trichloropropane	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
1,2,4-Trimethylbenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551*	EPA 8260B	
1,3,5-Trimethylbenzene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551*	EPA 8260B	
Vinyl chloride	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
m,p-Xylene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
o-Xylene	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Xylenes (total)	ND	ug/L	0.50	1	AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	

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Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
09/11/23 10:11

	Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>Trip Blank (23H3469-03)</b>			<b>Sample Type: Water</b>			<b>Sampled: 08/23/23 00:00</b>				
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>										
Surrogate: Dibromofluoromethane	107 %		71-136		AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Surrogate: Toluene-d8	118 %		80-130		AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	
Surrogate: Bromofluorobenzene	113 %		70-130		AI33166	09/04/23 12:26	09/06/23 00:27	1551	EPA 8260B	



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WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

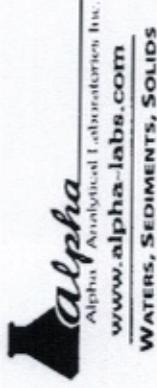
Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
09/11/23 10:11

#### Notes and Definitions

- QL-03 Although the LCS/LCSD recovery for this analyte is outside of in-house developed control limits, it is within the EPA recommended range of 70-130%.
- QL-11 The LCS and/or LCSD recovery was high for this analyte. Sample results in the batch were accepted based on non-detect for the analyte.
- QM-05 The spike recovery was outside acceptance limits for the MS and/or MSD due to matrix interference. The LCS and/or LCSD were within acceptance limits showing that the laboratory is in control and the data is acceptable.
- ND Analyte NOT DETECTED at or above the reporting limit
- dry Sample results reported on a dry weight basis
- RPD Relative Percent Difference

\* ELAP does not offer accreditation in this matrix for the requested analyte/method combination.



Corporate Laboratory (15551)  
208 Mason Street, Ukiah CA 95482  
707 468 0401 (phone)  
707 468 5267 (fax)  
clientservices@alpha-labs.com

Bay Area Laboratory (2728)  
262 Rickenbacker Circle, Livermore CA 94551  
Central Valley Laboratory (2922)  
8090 Union Park Way #113, Elk Grove CA 95624

North Bay Laboratory (2303)  
110 Liberty Street, Petaluma CA 94952

San Diego Service Center  
2722 Loker Ave West, Ste A, Carlsbad CA 92010

**Chain of Custody - Work Order**  
Reports and Invoices delivered by email in PDF format  
Lab No **23H341A** Pg      of     

Report to		Invoice to (if different)		Project Information		Analysis Request		TAT	TEMP °C								
Company: <b>Water Stone</b> James Water Stone for City of Ione		Contact: City of Ione Jody Steneck		Project ID: City of Ione COWRF Volatiles Weekly		Analysis Request		Standard 10 days	Ukiah								
Attn: Kathy Stone/James Whitaker		Email address: jsteneck@ione-ca.com		Project No:		Standard 5 days x 48 hours		Other: _____ days	Livermore								
Address: 14063 Morning Glory Place Chico CA 95973		Address:		PO Number:		Preapproval required		Other: _____ days	Elk Grove <b>ES</b>								
Phone/Fax: 530-518-6861 / 530-902-4805		Phone/Fax:		022		Notes / DDW Source Codes		_____ days	Petaluma								
Email Address: kstone.jwsc@gmail.com / James.jwsc@gmail.com		Field Sampler - Printed Name & Signature: <b>Bonnie Denny</b> <i>BDD</i>		022		Total Number of Containers per Sample ID		_____ days	Carlsbad								
Sample Identification		Sampling		Container		Preservative		Matrix									
		Date	Time	40ml VOA Vial	Plastic	Glass	Sieve	Other	None	Ascorbic	H2SO4	HNO3	Drinking Water	Wastewater	Soil	Other	
ARSA INFLUENT		08/23/23	1011	x					x				x				4
ARSA EFFLUENT		08/23/23	1006	x					x				x				4
Trip Blank				x													1
Relinquished by		Received by		Date		Time		DDW Write On EDT Transmission?		State System Number.		If "Y" please enter the Source Number(s) in the column above		CA Geotracker EDF Report?		Global ID: EDF to (Email Address) Travel and Site Time	
<i>BDD</i>		Lab Fridge		08/23/23		1021		Yes		1021				Yes		No	
Lab Fridge		<i>BDD</i>		08/23/23		1330		No		1330				No		No	
		<i>BDD</i>		08/23/23		1415		No		1415				No		No	
Misc. Supplies		Mileage		Sampling Company Log Code													

WORK ORDER

23H3469

Alpha Analytical Laboratories Central Valley to Ukiah Chain of Custody

Client: WaterStone Services for City of Ione  
Project: City of Ione COWRF  
Client Code: CVRK\_JWS  
Project Number: Volatiles Weekly  
Bid: 1 - Master Services List  
PO #:

Date Due: 08/30/23 15:00 (5 day TAT)  
Received By: Kathryn L. Johnson  
Date Received: 08/23/23 14:15  
Logged In By: Megan E. Prater  
Date Logged: 08/23/23 15:13

Samples Received at: \_\_\_\_\_ deg C  
All containers received and intact: YES NO

Analysis Department Expires Comments

23H3469-01 ARSA Influent [Water] Sampled 08/23/23 10:11

8260 Full List GCMS 09/06/23 23:59

Handling & Disposal Administrators 08/22/24 10:11

23H3469-02 ARSA Effluent [Water] Sampled 08/23/23 10:06

8260 Full List GCMS 09/06/23 23:59

Handling & Disposal Administrators 08/22/24 10:06

23H3469-03 Trip Blank [Water] Sampled 08/23/23 00:00

8260 Full List GCMS 09/06/23 23:59

Handling & Disposal Administrators 08/22/24 00:00

Containers Supplied:  
VOA Vol - HCl (A)

Relinquished By

Megan Under 8.23.23

Date

Received By

DS

Date

8-23-23 16:00

Relinquished By

DS

Date

8/23/23

Received By

DS

Date

8-23-23 19:00

8/23/23

2.6c



*alpha*

Alpha Analytical Laboratories, Inc.

email: [clientservices@alpha-labs.com](mailto:clientservices@alpha-labs.com)

Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

18 September 2023

WaterStone Services for City of Ione

Attn: James Whitaker

14063 Morning Glory Place

Chico, CA 95973

RE: City Of Ione COWRF

Work Order: 23H4256

Enclosed are the results of analyses for samples received by the laboratory on 08/30/23 14:15. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Rachel J. Kaua

Project Manager



Alpha Analytical Laboratories, Inc. email: [clientservices@alpha-labs.com](mailto:clientservices@alpha-labs.com)  
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WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
09/18/23 10:24

Bay Area: 262 Rickenbacker Circle | Livermore, CA 94551 | 925-828-6226 | ELAP# 2728  
Central Valley: 9090 Union Park Way Suite 113 | Elk Grove, CA 95624 | 916-686-5190 | ELAP# 2922  
North Bay: 737 Southpoint Blvd Unit D | Petaluma, CA 94954 | 707-769-3128 | ELAP# 2303  
San Diego: 2722 Loker Avenue West Suite A | Carlsbad, CA 92010 | 760-930-2555 | ELAP# 3055  
Los Angeles: 1230 E. 223rd Street Suite 205 | Carson, CA 90745 | 424-267-5032 | ELAP# 3091

#### ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ARSA Influent	23H4256-01	Water	08/30/23 07:51	08/30/23 14:15
ARSA Effluent	23H4256-02	Water	08/30/23 07:55	08/30/23 14:15
Trip Blank	23H4256-03	Water	08/30/23 00:00	08/30/23 14:15



Alpha Analytical Laboratories, Inc. email: clientservices@alpha-labs.com  
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WaterStone Services for City of Ione  
 14063 Morning Glory Place  
 Chico, CA 95973

Project Manager: James Whitaker  
 Project: City Of Ione COWRF  
 Project Number: Volatiles Weekly

Reported:  
 09/18/23 10:24

Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Influent (23H4256-01)</b>									
<b>Sample Type: Water</b>									
<b>Sampled: 08/30/23 07:51</b>									
<b>Volatil Organic Compounds by EPA Method 8260B</b>									
Acetone	8.5 ug/L	5.0	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551*	EPA 8260B	
Benzene	ND ug/L	0.30	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Bromobenzene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Bromochloromethane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Bromodichloromethane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Bromoform	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Bromomethane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
n-Butylbenzene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
sec-Butylbenzene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
tert-Butylbenzene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Carbon tetrachloride	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Chlorobenzene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Chloroethane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Chloroform	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Chloromethane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
2-Chlorotoluene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551*	EPA 8260B	
4-Chlorotoluene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Dibromochloromethane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND ug/L	2.0	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
1,2-Dibromoethane (EDB)	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Dibromomethane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
1,2-Dichlorobenzene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
1,3-Dichlorobenzene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
1,4-Dichlorobenzene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Dichlorodifluoromethane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
1,1-Dichloroethane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
1,2-Dichloroethane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
1,1-Dichloroethene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
cis-1,2-Dichloroethene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
trans-1,2-Dichloroethene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
1,2-Dichloropropane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
1,3-Dichloropropane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551*	EPA 8260B	
2,2-Dichloropropane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551*	EPA 8260B	
1,1-Dichloropropene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551*	EPA 8260B	
cis-1,3-Dichloropropene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
trans-1,3-Dichloropropene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Ethylbenzene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Hexachlorobutadiene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Isopropylbenzene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551*	EPA 8260B	
p-Isopropyltoluene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551*	EPA 8260B	
Methyl ethyl ketone	ND ug/L	1.0	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551*	EPA 8260B	

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Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
09/18/23 10:24

	Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Influent (23H4256-01)</b>										
<b>Sample Type: Water</b>										
<b>Sampled: 08/30/23 07:51</b>										
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>										
Methyl isobutyl ketone	ND	ug/L	1.0	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Methyl tert-butyl ether	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Methylene chloride	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Naphthalene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
n-Propylbenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Styrene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
1,1,1,2-Tetrachloroethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
1,1,2,2-Tetrachloroethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Tetrachloroethene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
<b>Toluene</b>	<b>28</b>	<b>ug/L</b>	<b>0.30</b>	<b>1</b>	<b>AI33629</b>	<b>09/11/23 16:00</b>	<b>09/11/23 21:40</b>	<b>1551</b>	<b>EPA 8260B</b>	
1,2,3-Trichlorobenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551*	EPA 8260B	
1,2,4-Trichlorobenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
1,1,1-Trichloroethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
1,1,2-Trichloroethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Trichloroethene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Trichlorofluoromethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Trichlorotrifluoroethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551*	EPA 8260B	
1,2,3-Trichloropropane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
1,2,4-Trimethylbenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551*	EPA 8260B	
1,3,5-Trimethylbenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551*	EPA 8260B	
Vinyl chloride	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
m,p-Xylene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
o-Xylene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Xylenes (total)	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Surrogate: Dibromofluoromethane	106 %		71-136		AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Surrogate: Toluene-d8	114 %		80-130		AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
Surrogate: Bromofluorobenzene	99.5 %		70-130		AI33629	09/11/23 16:00	09/11/23 21:40	1551	EPA 8260B	
<b>ARSA Effluent (23H4256-02)</b>										
<b>Sample Type: Water</b>										
<b>Sampled: 08/30/23 07:55</b>										
<b>Volatile Organic Compounds by EPA Method 8260B</b>										
Acetone	8.1	ug/L	5.0	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551*	EPA 8260B	
Benzene	ND	ug/L	0.30	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Bromobenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Bromochloromethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Bromodichloromethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Bromoform	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Bromomethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
n-Butylbenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
sec-Butylbenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
tert-Butylbenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Carbon tetrachloride	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Chlorobenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	

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WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
09/18/23 10:24

Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Effluent (23H4256-02)</b>									
<b>Sample Type: Water</b>									
<b>Sampled: 08/30/23 07:55</b>									
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>									
Chloroethane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
<b>Chloroform</b>	<b>2.3 ug/L</b>	<b>0.50</b>	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Chloromethane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
2-Chlorotoluene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551*	EPA 8260B	
4-Chlorotoluene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Dibromochloromethane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND ug/L	2.0	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
1,2-Dibromoethane (EDB)	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Dibromomethane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
1,2-Dichlorobenzene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
1,3-Dichlorobenzene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
1,4-Dichlorobenzene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Dichlorodifluoromethane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
1,1-Dichloroethane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
1,2-Dichloroethane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
1,1-Dichloroethene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
cis-1,2-Dichloroethene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
trans-1,2-Dichloroethene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
1,2-Dichloropropane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
1,3-Dichloropropane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551*	EPA 8260B	
2,2-Dichloropropane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551*	EPA 8260B	
1,1-Dichloropropene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551*	EPA 8260B	
cis-1,3-Dichloropropene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
trans-1,3-Dichloropropene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Ethylbenzene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Hexachlorobutadiene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Isopropylbenzene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551*	EPA 8260B	
p-Isopropyltoluene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551*	EPA 8260B	
Methyl ethyl ketone	ND ug/L	1.0	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551*	EPA 8260B	
Methyl isobutyl ketone	ND ug/L	1.0	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Methyl tert-butyl ether	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Methylene chloride	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Naphthalene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
n-Propylbenzene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Styrene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
1,1,1,2-Tetrachloroethane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
1,1,2,2-Tetrachloroethane	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Tetrachloroethene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Toluene	ND ug/L	0.30	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
1,2,3-Trichlorobenzene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551*	EPA 8260B	
1,2,4-Trichlorobenzene	ND ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	

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WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
09/18/23 10:24

	Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>ARSA Effluent (23H4256-02)</b>										
<b>Sample Type: Water</b>										
<b>Sampled: 08/30/23 07:55</b>										
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>										
1,1,1-Trichloroethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
1,1,2-Trichloroethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Trichloroethene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Trichlorofluoromethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Trichlorotrifluoroethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551*	EPA 8260B	
1,2,3-Trichloropropane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
1,2,4-Trimethylbenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551*	EPA 8260B	
1,3,5-Trimethylbenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551*	EPA 8260B	
Vinyl chloride	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
m,p-Xylene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
o-Xylene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Xylenes (total)	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Surrogate: Dibromofluoromethane	108 %		71-136		AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Surrogate: Toluene-d8	113 %		80-130		AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
Surrogate: Bromofluorobenzene	98.5 %		70-130		AI33629	09/11/23 16:00	09/11/23 22:15	1551	EPA 8260B	
<b>Trip Blank (23H4256-03)</b>										
<b>Sample Type: Water</b>										
<b>Sampled: 08/30/23 00:00</b>										
<b>Volatile Organic Compounds by EPA Method 8260B</b>										
Acetone	ND	ug/L	5.0	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551*	EPA 8260B	
Benzene	ND	ug/L	0.30	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Bromobenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Bromochloromethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Bromodichloromethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Bromoform	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Bromomethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
n-Butylbenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
sec-Butylbenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
tert-Butylbenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Carbon tetrachloride	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Chlorobenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Chloroethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Chloroform	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Chloromethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
2-Chlorotoluene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551*	EPA 8260B	
4-Chlorotoluene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Dibromochloromethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
1,2-Dibromo-3-chloropropane	ND	ug/L	2.0	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Dibromomethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
1,2-Dichlorobenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
1,3-Dichlorobenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
1,4-Dichlorobenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



Alpha Analytical Laboratories, Inc.

email: [clientservices@alpha-labs.com](mailto:clientservices@alpha-labs.com)

Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
09/18/23 10:24

	Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>Trip Blank (23H4256-03)</b>										
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>										
Dichlorodifluoromethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
1,1-Dichloroethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
1,2-Dichloroethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
1,1-Dichloroethene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
cis-1,2-Dichloroethene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
trans-1,2-Dichloroethene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
1,2-Dichloropropane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
1,3-Dichloropropane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551*	EPA 8260B	
2,2-Dichloropropane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551*	EPA 8260B	
1,1-Dichloropropene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551*	EPA 8260B	
cis-1,3-Dichloropropene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
trans-1,3-Dichloropropene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Ethylbenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Hexachlorobutadiene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Isopropylbenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551*	EPA 8260B	
p-Isopropyltoluene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551*	EPA 8260B	
Methyl ethyl ketone	ND	ug/L	1.0	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551*	EPA 8260B	
Methyl isobutyl ketone	ND	ug/L	1.0	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Methyl tert-butyl ether	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Methylene chloride	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Naphthalene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
n-Propylbenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Styrene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
1,1,1,2-Tetrachloroethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
1,1,2,2-Tetrachloroethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Tetrachloroethene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Toluene	ND	ug/L	0.30	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
1,2,3-Trichlorobenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551*	EPA 8260B	
1,2,4-Trichlorobenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
1,1,1-Trichloroethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
1,1,2-Trichloroethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Trichloroethene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Trichlorofluoromethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Trichlorotrifluoroethane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551*	EPA 8260B	
1,2,3-Trichloropropane	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
1,2,4-Trimethylbenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551*	EPA 8260B	
1,3,5-Trimethylbenzene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551*	EPA 8260B	
Vinyl chloride	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
m,p-Xylene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
o-Xylene	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Xylenes (total)	ND	ug/L	0.50	1	AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	

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 Corporate: 208 Mason Street | Ukiah, CA 95482 | T: 707-468-0401 | F: 707-468-5267 | ELAP# 1551

WaterStone Services for City of Ione  
 14063 Morning Glory Place  
 Chico, CA 95973

Project Manager: James Whitaker  
 Project: City Of Ione COWRF  
 Project Number: Volatiles Weekly

Reported:  
 09/18/23 10:24

	Result	Units	Reporting Limit	Dilution	Batch	Prepared	Analyzed	ELAP#	Method	Note
<b>Trip Blank (23H4256-03)</b>			<b>Sample Type: Water</b>			<b>Sampled: 08/30/23 00:00</b>				
<b>Volatile Organic Compounds by EPA Method 8260B (cont'd)</b>										
Surrogate: Dibromofluoromethane	109 %		71-136		AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Surrogate: Toluene-d8	117 %		80-130		AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	
Surrogate: Bromofluorobenzene	99.7 %		70-130		AI33629	09/11/23 16:00	09/11/23 22:50	1551	EPA 8260B	



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WaterStone Services for City of Ione  
14063 Morning Glory Place  
Chico, CA 95973

Project Manager: James Whitaker  
Project: City Of Ione COWRF  
Project Number: Volatiles Weekly

Reported:  
09/18/23 10:24

#### Notes and Definitions

- QM-05 The spike recovery was outside acceptance limits for the MS and/or MSD due to matrix interference. The LCS and/or LCSD were within acceptance limits showing that the laboratory is in control and the data is acceptable.
- ND Analyte NOT DETECTED at or above the reporting limit
- dry Sample results reported on a dry weight basis
- RPD Relative Percent Difference

\* ELAP does not offer accreditation in this matrix for the requested analyte/method combination.



WORK ORDER

*J.O.C*

23H4256

Alpha Analytical Laboratories Central Valley to Ukiah Chain of Custody

Client: WaterStone Services for City of Ione	Client Code: CVRK_JWS	Bid: 1 - Master Services List
Project: City Of Ione COWRF	Project Number: Volatiles Weekly	PO #:

Date Due: 09/07/23 15:00 (5 day TAT)	Date Received: 08/30/23 14:15
Received By: Kathryn L. Johnson	Date Logged: 08/30/23 14:26
Logged In By: Megan E. Prater	

Samples Received at: \_\_\_\_\_ deg C      All containers received and intact:    YES    NO

Analysis	Department	Expires	Comments
<b>23H4256-01 ARSA Influent [Water] Sampled 08/30/23 07:51</b>			
8260 Full List	GCMS	09/13/23 23:59	
Handling & Disposal	Administrators	08/29/24 07:51	
<b>23H4256-02 ARSA Effluent [Water] Sampled 08/30/23 07:55</b>			
8260 Full List	GCMS	09/13/23 23:59	
Handling & Disposal	Administrators	08/29/24 07:55	
<b>23H4256-03 Trip Blank [Water] Sampled 08/30/23 00:00</b>			
8260 Full List	GCMS	09/13/23 23:59	
Handling & Disposal	Administrators	08/29/24 00:00	

Containers Supplied:  
VOA Vial - HCl (A)

*Megan Prater*      8-30-23  
Relinquished By      Date

*[Signature]*      8/30/23  
Relinquished By      Date

*[Signature]*      8-30-23 1510  
Received By      Date      Time

*[Signature]*      8/30/23 1400  
Received By      Date      Time

*[Signature]*      8/30/23 2130  
Page 1 of 1

**Monitoring Report Submittal Transmittal Form**

Attn: Kenny Croyle (916) 464-4676

Discharger: City of Lone, Jackson Rancheria Development Corporation  
Name of Facility: Lone Wastewater Treatment Facility  
WDRs Order Number: R5-2013-0022-001  
CIWQS Place ID: CW-214640  
County: Amador

I am hereby submitting to the Central Valley Water Board the following information:

**Check all that apply:**

Monthly Monitoring Report for the month of: August 2023.

1st / 2nd / 3rd / 4th (circle one) Quarterly Monitoring Report for the year of \_\_\_\_\_

1st / 2nd (circle one) Semi-annual Monitoring Report for the year \_\_\_\_\_

Annual Monitoring Report for the year \_\_\_\_\_

**Violation Notification**

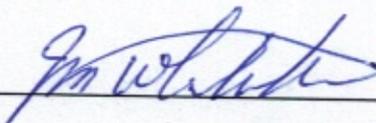
During the monitoring period, there were / were not (circle one) any violations of the WDRs.

1. The violations were: Influent flow on Sunday, August 20<sup>th</sup> 2023 was 0.783 MGD. This was due to a later read time for the flow, the next day was less than "normal" flow.
2. Have the violations been corrected? Yes No. If no, what will be done to correct the violations: The daily reads were documented later in the morning than usual on Monday the 21<sup>st</sup>. A staff meeting was conducted on August 22<sup>nd</sup> emphasizing the importance of conducting daily reads at the same time every day.

**Certification Statement**

*"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."*

Signature: \_\_\_\_\_



Phone: 530-902-4805

Printed Name: James M. Whitaker

Date: September 26, 2023

**City of Ione - Wastewater Treatment Plant**  
**Monthly Discharger Self-Monitoring Report**  
**Date: August 2023**

Date	Influent Monitoring		Pond #4 Effluent Monitoring						
	Domestic Influent Flow, Daily Continuous (MGD)	BOD <sub>5</sub> , Monthly Grab (mg/L)	ARSA Flow to Water Ponds, Daily Measurement (MGD)	Total Flow to Ponds, Daily Measurement (MGD)	BOD <sub>5</sub> , Monthly Grab (mg/L)	TDS, Monthly Grab (mg/L)	EC, Monthly Grab (µmhos/cm)	Total Nitrogen, Monthly Grab (mg/L)	pH, Monthly Grab
1	0.546		0.016	0.562					
2	0.483	300	0.017	0.500	ND	330	490	26	7.0
3	0.504		0.015	0.519					
4	0.704		0.019	0.723					
5	0.720		0.016	0.736					
6	0.744		0.014	0.758					
7	0.620		0.016	0.636					
8	0.676		0.016	0.692					
9	0.646		0.017	0.663					
10	0.589		0.016	0.605					
11	0.609		0.016	0.625					
12	0.656		0.018	0.674					
13	0.657		0.016	0.673					
14	0.681		0.015	0.696					
15	0.746		0.017	0.763					
16	0.720		0.016	0.736					
17	0.686		0.018	0.704					
18	0.613		0.016	0.629					
19	0.643		0.017	0.660					
20	0.783		0.018	0.801					
21	0.592		0.017	0.609					
22	0.751		0.018	0.769					
23	0.730		0.020	0.750					
24	0.685		0.018	0.703					
25	0.675		0.018	0.693					
26	0.750		0.019	0.769					
27	0.771		0.021	0.792					
28	0.670		0.019	0.689					
29	0.592		0.019	0.611					
30	0.530		0.020	0.550					
31	0.564		0.020	0.584					

<b>Average</b>	0.656		
<b>Maximum</b>	0.783	<b>Maximum</b>	
<b>Monthly Total</b>	20.336	<b>Total Annual</b>	

Discharge Specifications				
<b>ADWF</b>	0.52			<b>Minimum</b> 6.0
<b>Maximum</b>	0.78		0.75 60	<b>Maximum</b> 9.0
<b>Violations</b>	1	<b>Total Annual</b>	237	
	1			

**City of Ione - Wastewater Treatment Plant  
Monthly Discharger Self-Monitoring Report**

**Date: August 2023**

**Treatment Pond Monitoring  
Pond #1**

Date	D.O., Weekly Grab (mg/L)	pH, Weekly Grab (SU)	Freeboard, Weekly Meas. (0.1 ft)	Berm Condition, Weekly Visual	Seepage, Weekly Visual	Odor, Weekly
1						
2	4.0	7.3	2.0	OK	OK	OK
3						
4						
5						
6						
7						
8						
9	9.9	6.9	2.0	OK	OK	OK
10						
11						
12						
13						
14						
15						
16	7.0	7.2	2.0	OK	OK	OK
17						
18						
19						
20						
21						
22						
23	6.4	6.5	2.0	OK	OK	OK
24						
25						
26						
27						
28						
29						
30	3.7	7.2	2.0	OK	OK	OK
31						

**Discharge Specifications**

<b>Minimum</b>	< 1.0 X 3	6.0	2.0
<b>Maximum</b>		9.0	
	6.2	7.0	

<b>Violations</b>			
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**City of Lone - Wastewater Treatment Plant  
Monthly Discharger Self-Monitoring Report**

**Date: August 2023**

Treatment Pond Monitoring Pond #2						
Date	D.O., Weekly Grab (mg/L)	pH, Weekly Grab (SU)	Freeboard, Weekly Meas. (0.1 ft)	Berm Condition, Weekly Visual	Seepage, Weekly Visual	Odor, Weekly
1						
2	4.5	7.1	2.0	OK	OK	OK
3						
4						
5						
6						
7						
8						
9	7.2	6.0	2.0	OK	OK	OK
10						
11						
12						
13						
14						
15						
16	3.7	6.6	2.0	OK	OK	OK
17						
18						
19						
20						
21						
22						
23	6.6	6.7	2.0	OK	OK	OK
24						
25						
26						
27						
28						
29						
30	4.0	6.5	2.0	OK	OK	OK
31						
Discharge Specifications						
Minimum	< 1.0 X 3	6.0	2			
Maximum		9.0				
	5.2	6.6				
Violations						

**City of Ione - Wastewater Treatment Plant  
Monthly Discharger Self-Monitoring Report**

**Date: August 2023**

Treatment Pond Monitoring Pond #3						
Date	D.O., Weekly Grab (mg/L)	pH, Weekly Grab (SU)	Freeboard, Weekly Meas. (0.1 ft)	Berm Condition, Weekly Visual	Seepage, Weekly Visual	Odor, Weekly
1						
2	3.2	6.9	2.0	OK	OK	OK
3						
4						
5						
6						
7						
8						
9	5.8	6.5	2.0	OK	OK	OK
10						
11						
12						
13						
14						
15						
16	3.3	6.2	2.0	OK	OK	OK
17						
18						
19						
20						
21						
22						
23	5.9	6.2	2.0	OK	OK	OK
24						
25						
26						
27						
28						
29						
30	5.2	6.2	2.0	OK	OK	OK
31						

Discharge Specifications			
Minimum	< 1.0 X 3	6.0	2
Maximum		9.0	
	4.7	6.4	

Violations		

**City of Lone - Wastewater Treatment Plant  
Monthly Discharger Self-Monitoring Report**

**Date: August 2023**

**Treatment Pond Monitoring  
Pond #4**

Date	D.O., Weekly Grab (mg/L)	pH, Weekly Grab (SU)	Freeboard, Weekly Meas. (0.1 ft)	Berm Condition, Weekly Visual	Seepage, Weekly Visual	Odor, Weekly
1						
2	3.6	7.0	2.0	OK	OK	OK
3						
4						
5						
6						
7						
8						
9	8.9	6.2	2.0	OK	OK	OK
10						
11						
12						
13						
14						
15						
16	4.4	6.2	2.0	OK	OK	OK
17						
18						
19						
20						
21						
22						
23	6.8	6.2	2.0	OK	OK	OK
24						
25						
26						
27						
28						
29						
30	5.8	6.6	2.0	OK	OK	OK
31						

Discharge Specifications			
Minimum	< 1.0 X 3	6.0	2
Maximum		9.0	
	5.9	6.4	

<b>Violations</b>			
-------------------	--	--	--

**City of Lone - Wastewater Treatment Plant  
Monthly Discharger Self-Monitoring Report**

**Date: August 2023**

**Percolation Pond Monitoring  
Pond #5**

Date	D.O., Weekly Grab (mg/L)	pH, Weekly Grab (SU)	Freeboard, Weekly Meas. (0.1 ft)	Berm Condition, Weekly Visual	Seepage, Weekly Visual	Odor, Weekly
1						
2	5.4	6.9	2.0	OK	OK	OK
3						
4						
5						
6						
7						
8						
9	5.7	6.7	2.0	OK	OK	OK
10						
11						
12						
13						
14						
15						
16	3.5	7.0	2.0	OK	OK	OK
17						
18						
19						
20						
21						
22						
23	5.8	6.3	2.0	OK	OK	OK
24						
25						
26						
27						
28						
29						
30	4.2	6.3	2.0	OK	OK	OK
31						

Discharge Specifications			
Minimum	< 1.0 X 3	6.0	2
Maximum		9.0	
	4.9	6.6	

<b>Violations</b>			
-------------------	--	--	--

**City of Ione - Wastewater Treatment Plant  
Monthly Discharger Self-Monitoring Report**

**Date: August 2023**

**Percolation Pond Monitoring  
Pond #6**

Date	D.O., Weekly Grab (mg/L)	pH, Weekly Grab (SU)	Freeboard, Weekly Meas. (0.1 ft)	Berm Condition, Weekly Visual	Seepage, Weekly Visual	Odor, Weekly
1						
2	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY
3						
4						
5						
6						
7						
8						
9	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY
10						
11						
12						
13						
14						
15						
16	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY
17						
18						
19						
20						
21						
22						
23	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY
24						
25						
26						
27						
28						
29						
30	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY
31						

Discharge Specifications		
Minimum	< 1.0 X 3	6.0      2
Maximum		9.0

Violations		
------------	--	--

**City of Ione - Wastewater Treatment Plant**  
**Monthly Discharger Self-Monitoring Report**

**Date: August 2023**

**Percolation Pond Monitoring**  
**Pond #7**

Date	D.O., Weekly Grab (mg/L)	pH, Weekly Grab (SU)	Freeboard, Weekly Meas. (0.1 ft)	Berm Condition, Weekly Visual	Seepage, Weekly Visual	Odor, Weekly
1						
2	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY
3						
4						
5						
6						
7						
8						
9	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY
10						
11						
12						
13						
14						
15						
16	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY
17						
18						
19						
20						
21						
22						
23	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY
24						
25						
26						
27						
28						
29						
30	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY	EMPTY
31						

**Discharge Specifications**

<b>Minimum</b>	< 1.0 X 3	6.0	2
<b>Maximum</b>		9.0	

<b>Violations</b>			
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# City of Ione - Wastewater Treatment Plant

## Field Instrument Calibration Log

**Date: August 2023**

Date	Horiba U-50 Multi Water Checker	EUTECH Elite pH Tester
8/2/2023	X	X
8/9/2023	X	X
8/16/2023	X	X
8/23/2023	X	X
8/30/2023	X	X

**City of Ione - Wastewater Treatment Plant  
Monthly Discharger Self Monitoring Report**

**Date: August 2023**

LAA Town Field Monitoring							
Date	Wind Speed (MPH)	Flows GPD	Net Acres Applied (acres)	Inches Per Acre Per Day	Rainfall (inches)	Total Nitrogen Loading Rate (lbs/acre/month)	Tailwater Runoff
1	1						
2	0						
3	2						
4	3						
5	6						
6	0						
7	4						
8	8						
9	7	599873	4	5.5			
10	4	503110	4	4.6			
11	3	510003	4	4.7			
12	1						
13	0						
14	2	534995	4	4.9			
15	0	542136	4	5.0			
16	4	245551	4	2.3			
17	3						
18	1						
19	6						
20	4						
21	0	554295	4	5.1			
22	2	546094	4	5.0			
23	1	519976	4	4.8			
24	4	540396	4	5.0			
25	0	101894	4	0.9			
26	1						
27	0						
28	2						
29	3						
30	1						
31	0						
<b>Totals</b>		5.198323	44	47.8		25.6	

**City of Ione - Wastewater Treatment Plant**  
**Monthly Discharger Self Monitoring Report**

**Date: August 2023**

LAA City Field Monitoring							
Date	Wind Speed (MPH)	Flows GPD	Net Acres Applied (acres)	Inches Per Acre Per Day	Rainfall (inches)	Total Nitrogen Loading Rate (lbs/acre/month)	Tailwater Runoff
1	1						
2	0						
3	2						
4	3						
5	6						
6	0						
7	4						
8	8						
9	7	88847	0.8	4.1			
10	4	74081	0.8	3.4			
11	3	37281	0.8	1.7			
12	1						
13	0						
14	2						
15	0	95747	0.8	4.4			
16	4						
17	3						
18	1						
19	6						
20	4						
21	0	101150	0.8	4.7			
22	2	91981	0.8	4.2			
23	1	68209	0.8	3.1			
24	4	23645	0.8	1.1			
25	0	176692	0.8	8.1			
26	1						
27	0						
28	2						
29	3						
30	1						
31	0						
<b>Totals</b>		0.757633	7.2			22.8	



**CITY OF IONE**  
**IONE, CA 95640**

**Agenda Item #12**

**DATE: NOVEMBER 7, 2023**

**TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: AMY GEDNEY, INTERIM CITY MANAGER & KATHRYN GIES OF WEST YOST**

**SUBJECT: FOLLOW UP FROM WASTEWATER COMMITTEE MEETING FOR COUNCIL APPROVAL**

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**RECOMMENDED ACTION:**

For information and staff direction.

**BACKGROUND:**

West Yost Associates provided an update to the Wastewater Committee on October 24, 2023. This report summarizes the information provided along with direction provided by the Wastewater Committee.

**DISCUSSION:**

As you are aware, the City entered into a Master Professional Services Agreement with West yost to complete a number of projects relating to the City's wastewater system. Below are updates regarding current Task Orders and a proposed new one.

**A. Interconnect Pipeline**

The Interconnect Pipeline is a critical piece of the infrastructure needed to support the City's long-term vision for its wastewater treatment facilities. This vision involves utilizing the City's exiting, valuable land and treatment assets to store and treat wastewater flows and deliver tertiary recycled water to a range of customers. If carefully executed, this regional approach to wastewater management could have significant benefits to the City.

West Yost also introduced a new near-term regional concept to the Wastewater Commission that could have near-term benefits to the City. Specifically, with some minor facility improvements beyond the basic interconnect pipeline concept, the City could use the interconnect facilities to bring flows from the ARSA pipeline into Pond 5 of the WWTP for pre-treatment prior to discharge to the COWRF. This treatment would help reduce VOC levels and improve the overall water quality – thereby lower operating costs for the COWRF.

There are three infrastructure elements for the interconnect project that must be carefully planned to support this future vision: Pipelines, Pump Station, and a Blending Facility.

### *1. Pipeline Alternatives. (The two pipeline alternatives are shown on the attached figure.)*

- ARSA Pipeline: This is the yellow pipeline shown on the attached figure. This option has a higher cost. The primary benefit of this alternative is that it could be implemented right away, as all infrastructure is City owned and located on City property. Primary disadvantage is that it is less conducive to supporting a larger, regional vision for the WWTP.
- Woodard Bottom Pipeline: This is the dark blue pipeline shown on the attached figure. This option has a lower cost. The primary benefit of this alternative is that it better supports the regional vision for the WWTP. Primary disadvantage is that it requires coordination with CDCR.
- **Wastewater Commission Recommendation: City Manager to reach out to CDCR and ARSA to discuss Woodard Bottom pipeline strategy and possible benefits to these regional partners.**

### *2. Blending Structure*

- West Yost presented a concept of including a blending structure in the interconnect project to facilitate management of flows into the COWRF and WWTP. However, this will increase the overall cost of the Interconnect Project.
- The alternative strategy is to move forward with the original concept that involves no blending structure. Under the approach, the City will have the ability to send flows to the COWRF, but there would be less flexibility with respect to flow management.
- **Wastewater Commission Recommendation: City Manager discussions with CDCR and ARSA should include discussion of the blending structure. This City should support including this element as part of the initial project if it appears the regional partners are interested in supporting the project.**

### *3. Pump Station Alternatives*

- Utilize Existing Effluent Pump Station: Lower Cost. Eliminates the ability to send flows to the City Field. Does not provide pumping redundancy. Will not support regional vision.
- New Pump Station: Higher Cost. Allows for continued discharge to City Field. Better supports the regional vision.
- Hybrid Option: Install pump in existing pump station that can be relocated to a new pump station when the City is ready to implement the regional vision.
- **Wastewater Commission Recommendation: City Manager discussions with CDCR and ARSA should include a presentation of the benefits of a new pump station. This City should support including this element as part of the initial project if it appears the regional partners are interested in supporting the project. City Manager also needs to confirm whether existing agreements prohibit the ability to cease use of the City Field. Finally, West Yost will investigate whether the pump that serves the Town Field can be modified to also serve the City Field.**

**Timeline:** To meet the critical ARPA grant deadlines, the City will need to make final decisions regarding the preferred infrastructure by the end of December. Once these decisions are made, West Yost will complete the preliminary design of the preferred project. The preliminary design will be presented to the City (and possibly the regional partners) for concurrence. Following this review and concurrence of the project, a proposal for design services will be brought to the Council for consideration. A summary of the overall project schedule is provided below.

Project Schedule	
Milestones	Date
Confirmation of Project Design Elements	December 2023
Begin Preliminary Design	December 2023
Preliminary Design Completion	February 2024
City Authorization of Final Design	March 2024
Final Design Completion	October 2024
Construction NTP	February 2025
Grant Funding Construction Deadline	October 2026

**B. COWRF Instrumentation and Controls Review**

- West Yost presented findings from 10/17 Site Visit and Discussions with the Department of Drinking Water, DDW.
  - Several instruments have been removed and/or are not working and need to be replaced.
  - DDW requires improvements to the chlorine dosing control system.
  - Existing PLC and SCADA system are outdated. A new PLC system is also needed to accommodate required instrumentation.
  - TELSTAR is currently under contract to make some of these improvements.
- West Yost recommends splitting work into a Near-Term and Long-Term project.
  - Near-Term Project will address all missing/non-functioning equipment and provide required DDW chlorination system controls, with a local PLC control.
  - Long-Term Project will provide required PLC/SCADA upgrades, address other improvements recommended to improve operations and tie the new chlorination controls into the SCADA system.
  - City could consider coupling the long-term improvements with the Interconnect Project to be completed in FY 24/25.

**Timeline:** West Yost will complete the analysis and provide final recommendations in early December. The City will need to move forward quickly to complete the near-term project elements.

## C. Tracer Study

- The purpose of the Tracer Study is to document the capacity of the chlorine contact tank.
- The Tracer Study Protocol will need to address how the system will be operated during the 2024 season (including the Near-Term improvements made this winter) and how the system will be operated after the Long-Term improvements are made.
- The Tracer Study Work Plan must be approved by DDW.

**Timeline:** After the City makes a final decision regarding Near-Term and Long-Term improvements in early December, the Tracer Study Protocol can be finalized. Anticipated early January. DDW approves protocol by mid-March. Tracer Study completed by early April.

## D. COGC Investigation

### 1. Mapping

- Mapping completed successfully.
- Storm drains are present in the irrigated area; however, mapping team did NOT see any evidence or concern about potential for spray to enter storm drain system.
- Mapping team did observe several areas where overspray into yards and onto streets/sidewalks is likely.
- Overspray issues must be addressed to support completion of the Title 22 Report.

### 2. Cross Connection Study

- Study will be completed after the irrigation season has ended. (Potable/Stormwater, which is used in the winter months for irrigation, will be pumped into the recycled water system for the study).
- Study will need to be coordinated with City installation of new irrigation system at the neighborhood entrance.

**Timeline:** The Cross-Connection must be completed no later than February 2024 to avoid delaying the completion of the Title 22 Report.

### 3. Overspray Study

- An Overspray Study is needed. This will involve turning on each sprinkler zone and confirming where overspray may be occurring.
- This could be done by West Yost or the City/Golf Course staff.
- Overspray can be addressed by:
  - Best Management Practices (BMP) Approach: Allows for customized improvements in each area of concern. This approach requires ongoing site management and monitoring, and the City will need to take a leadership role in this effort. This approach has a moderate upfront cost to develop the BMP approach, and the highest ongoing management cost. Primary benefit of this approach is there will be no noticeable changes to the golf course near homeowner properties. This approach will require that West Yost complete the Overspray Study to support the development of the customized recommendations and BMP Guidelines.

- **Barrier Approach**: Involves installing a barrier (fencing or plants) between homes and the golf course. This approach has the highest upfront cost but does not require major changes to the golf course. Ongoing management is limited to ensuring the barriers are intact.
  - **Sprinkler Elimination Approach**: Involves removing sprinklers to create a 5 to 10-foot barrier between the golf course and private properties. This approach has the lowest overall cost but would result in brown/dead patches between the golf course and private properties.
  - **Wastewater Commission Recommendation**: **The Best Management approach is recommended.**
- West Yost will work with the City Manager to develop a proposal to provide an Overspray Study, Customized Sprinkler Management Plan, and the BMP Guidelines.

**Timeline:** Proposal for additional services will be brought to the City council for consideration in December. The Overspray Study should be completed in parallel with the Cross-Connection study and must therefore be complete by February 2024. The Customized Sprinkler Management Plan will be provided one month later, or by March 2024. The City/Golf Course staff will need to implement the improvements in March/April. West Yost will complete a final inspection prior to the start of the irrigation season.

#### **4. Dye Study**

- Mapping information should be adequate to satisfy the Regional Board that interconnect with the storm drain system is not likely.
- Cross-Connection study will confirm if there are any major irrigation line breakages.
- Dye Study, which would involve adding dye to the irrigation system water and observing the water goes to prove there is no interconnection, would only be needed if City feels it is needed.
- **Wastewater Commission Recommendation**: **Do not complete the dye study and reallocate those resources toward the development of the Overspray Study.**

#### **E. Title 22 Report**

- Title 22 Report should be submitted before the start of the 2024 irrigation season, if possible.
- The following key milestones must be met before the report can be complete:
  - Final decision regarding the interconnect facilities: **December 2023**
  - Final decision regarding the COWRF Instrumentation and Control Improvements: **December 2023** (critical path item)
  - Tracer Study complete: **April 2024** (critical path item)
  - Cross-Connection Study complete: **February 2024** (critical path item)
  - Overspray Study complete: **February 2024** (critical path item)
  - Sprinkler Management Plan and BMP Guidelines complete: **March 2024**

- West Yost will be working toward development of the Title 22 Report in parallel with these activities to be able to provide the draft a quickly as possible once all required activities are complete.

#### **F. Cease and Desist Order Recensions**

- Project put on hold until FY 24/25 to accommodate critical timeline projects related to the COWRF.

#### **G. Pretreatment Program**

- A pretreatment program will give the City the legal authority to regulate discharges to the COWRF.
- A Task Order for the first phase of Pretreatment Program development has been prepared for consideration. This initial effort will involve helping the City adopt an updated Sewer Use Ordinance that gives the City legal authority to regulate discharges to the COWRF. The second task will involve working with the City to develop the preferred structure for the pretreatment program.
- Follow-up work will involve developing the complete Pretreatment Program. Specific efforts can be defined following this first phase.

**The Wastewater Commission Recommendation: The Council should approve the proposed Task Order. West Yost should work with the City to have the program by the beginning of the 2024 irrigation season.**

**CITY OF IONE  
2023 ADDENDUM  
to the  
HOWARD PARK MASTER PLAN UPDATE (November 2010)**

**PURPOSE OF THIS ADDENDUM**

The purpose of this addendum is to update the 2010 Howard Park Master Plan and conceptual map that was adopted by the City of Ione on February 2, 2010. Howard Park is located in the City of Ione in western Amador County. The park is comprised of about 89 acres in southern Ione and is bordered by State Route (SR) 124 (Church Street) on the west, residential development, a cemetery and an elementary school on the north, residential development and undeveloped land planned for residential development on the east, and undeveloped unincorporated land and railroad tracks on the south. The site is designated PR (Parks and Recreation) in the General Plan and is zoned PCS (Parks and Community Services).

In 2009 an updated Howard Park Master Plan was developed and approved. The City proposes to amend the document by revising the list of proposed and existing facilities at the park. Below are the listed proposed amendments to the Master Plan and Howard Park Concept Map.

**2023 ADDENDUM TO MASTER PLAN/CONCEPTUAL MAP**

- A. Formally add the disc golf course to the master plan and conceptual map in the northernmost portion of the park.
- B. Formally add the dog park to where the maintenance facilities are currently listed in the conceptual map and delete the maintenance facilities since none exist in that location. Separate the Park into small and large dog sections.
- C. Formally shift the horseshoe pits location that is listed as just south of Evelyn-Bishop Hall in the conceptual map to just north east to where they are currently located.
- D. Formally add the basketball/tennis court complex which is located just south of Evelyn-Bishop Hall and remove current tiles and repaint lines to make it compatible for pickleball.
- E. Add bike park (BMX Course) to northeastern section of the park and new restroom. This will border the baseball fields and disc golf course.
- F. Add three (3) softball fields to southern portion of the park. Directly south of the soccer

## ATTACHMENT I2A

fields and add new entrance for parking off of Brickyard Road.

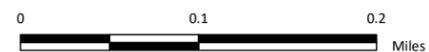
- G. Add a pickleball court to just south of the basketball court and include a gate to separate the two.
- H. Add additional parking to high traffic areas in the park.
- I. Add landscaping and new entrances to north and south entrances of the park.
- J. Add lighting to designated areas of the park
- K. Add signage to designated areas of the park
- L. Add formal walking trail/biking trail around perimeter or baseball fields to the north and softball fields to the south.
- M. Add horse trails to the southwest corner of the park.
- N. Close off area between Soccer and Little League Fields and make pedestrian/ADA access only.
- O. Add new restroom to the northwestern portion of the park by the theater/playground area
- P. Add new Public Works Building to southwestern portion of the Park by the stables.
- Q. The attached Concept Map is hereby included as a part of the 2023 Addendum.

WEST\_YOST - W:\Client\988 City of Ione\30-33-06 Interconnect Project\GIS\Map\Alt Analysis.mxd - Heratdo - 10/23/2023



- Secondary Effluent Pump Station
- to Woodard Bottom Site
- from ARSA Pipeline
- ➔ COWRF Influent
- Filter Backwash, Off-Spec Recycled Water and Stormwater from COWRF to WWTP
- ➔ COWRF Effluent to Golf Course
- COWRF Boundary
- Potential ARSA Pipeline
- Potential Woodard Bottom Pipeline
- Potential Future Regional Storage

Prepared by:



Prepared for:



**RESOLUTION NO. 2023-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IONE AUTHORIZING THE CITY MANAGER TO EXECUTE TASK ORDER 5 WITH WEST YOST FOR THE DEVELOPMENT OF A PRETREATMENT OF EFFLUENT PROGRAM**

**WHEREAS**, the City of Ione owns and operates a tertiary wastewater treatment facility called the Castle Oaks Water Reclamation Facility, COWRF; and

**WHEREAS**, the City of Ione has formed a regional partnership with the Amador Regional Sanitation Agency, ARSA, and California Department of Corrections, Mule Creek State Prison, CDCR, and

**WHEREAS**, this regional partnership is critical for the “water balance” and the City’s commitments to Castle Oaks Golf Course, and

**WHEREAS**, to protect the integrity of the COWRF, maintain public safety, and ensure that the treated effluent meets the highest quality of standards, the City desires to have a pretreatment program for effluent entering into the COWRF; and

**WHEREAS**, in June 2023, the City Council approved a Master Services Professional Agreement with West Yost to provide professional engineering services for the City’s entire wastewater system; and

**WHEREAS**, West Yost has submitted a proposal, shown as attachment A, to develop a pretreatment program; and

**WHEREAS**, the City believes it is in their best interest to develop a pretreatment program and to continue to work with its regional partners who are involved in effluent disposal.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council does hereby authorize the Interim City Manager to execute Task Order 5 included as Attachment A with West Yost for the development of a pretreatment program.

The foregoing resolution was duly introduced and adopted by the City Council of the City of Ione at their regular meeting held on November 7, 2023 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

Attest:

\_\_\_\_\_  
Stacy Rhoades, Mayor

\_\_\_\_\_  
Janice Traverso, City Clerk



2020 Research Park Drive  
Suite 100  
Davis CA 95618

530.756.5905 phone  
530.756.5991 fax  
westyost.com

October 23, 2023

SENT VIA: EMAIL

Amy Gendry  
Interim City Manager  
City of Lone  
1 East Main Street  
Lone CA 95640

**SUBJECT: Letter Proposal for Developing Initial Elements of a Pretreatment Program**

Dear Amy:

The purpose of this letter proposal is to provide the City of Lone (City) with a proposed scope of services and estimated fee to develop recommended updates to the City's Sewer Use Ordinance (SUO) to provide the City the legal authority to regulate discharges to the Castle Oaks Water Reclamation Facility (COWRF). With these updates to the SUO complete, the City would have the legal authority to develop a pretreatment program that provides the tools necessary to regulate discharges to the COWRF. This letter proposal also provides a scope of services and estimated fee for preparing an annotated outline of key elements that would be included in a pretreatment program.

**PROJECT UNDERSTANDING**

The COWRF treats secondary effluent produced by the Amador Regional Sanitation Agency (ARSA) and Mule Creek State Prison (MCSP) to Title 22 disinfected tertiary recycled water standards before it is used for irrigation at the Castle Oaks Golf Course. The COWRF provides all the water for the golf course during the dry season and does not operate during the winter. The COWRF has a permitted capacity of 1.2 million gallons per day.

The COWRF operates under Water Reclamation Requirements (WRRs) Order No. 93-240, which regulates the ARSA Outfall and the COWRF. The WRRs were issued jointly to the City, ARSA, the Castle Oaks Golf Course and Development, and Portlock International LTD by the Central Valley Regional Water Quality Control Board (Regional Board) on December 3, 1993. Accordingly, these WRRs are almost 30 years old and do not reflect the Regional Board's current permitting practices. The WRRs also do not reflect several key changes that have been made to the facility since 1993. Most notably, they do not reflect that the COWRF also receives flow directly from MCSP. To address these deficiencies, the WRRs for the COWRF facility will need to be updated and West Yost is supporting the City with this process under a different project.

The City is also interested in establishing a program that provides the City the legal authority to regulate discharges to the COWRF. The primary method of controlling non-domestic discharges to municipal wastewater treatment facilities is through the implementation of EPA's General Pretreatment Regulations (40 CFR 403). Since COWRF does not discharge to surface waters and does not have a National Pollutant Discharge Elimination System permit, the City is not subject to the General Pretreatment Regulations. Nonetheless, these regulations provide a useful guide to developing and implementing a pretreatment program to control discharges that may interfere with the City's treatment processes, pass through the treatment processes, and impact water quality or affect worker health and safety.

The City can use the structure and components of EPA's General Pretreatment Regulations to develop its program. Since the City is not formally subject to these regulations, the City would have considerable latitude in defining the scope of the pretreatment program. A fully developed pretreatment program, which includes a SUO, Implementation Manual, Enforcement Response Plan, and Local Discharge Limits, would provide the City the necessary authority, procedures, and tools to regulate discharges to the COWRF.

An initial step for developing the pretreatment program is to ensure that City has the legal authority to regulate discharges to the COWRF. The scope of work for this project is focused on updating the SUO and working with the City to prepare an annotated outline of the desired pretreatment program elements.

## SCOPE OF WORK

The scope of work of the Project includes the following major tasks:

- Task 1. Project Management and Meetings
- Task 2: Review Sewer Use Ordinance (SUO) and Recommend Updates
- Task 3. Additional Pretreatment Program Elements
- Task 4. Technical and Regulatory Support

### Task 1. Project Management and Meetings

West Yost's Project Manager will provide project oversight and coordination, including tracking and forecasting Project costs to remain within the budget and schedule and provide the necessary resources. West Yost's Project Manager will prepare monthly invoices to inform City's Project Manager. The invoices will include a description of the work completed during the billing cycle.

#### Task 1 Deliverables

- West Yost will provide monthly invoices.

### Task 2. Review Current Sewer Use Ordinance and Recommend Updates

West Yost will review the City's current SUO with particular focus on defining what updates are needed to the existing language to enable the City to regulate waste discharges to the COWRF. West Yost will then recommend updates to the SUO that provide the City the legal authority to regulate discharges. Depending on the language in the current SUO, updates to may include general and specific prohibitions in 40 CFR 403; the authority to permit, inspect, and monitor non-domestic discharges; the authority to establish water quality requirements; and the authority to take enforcement actions.

#### Task 2 Assumptions

- City will provide current SUO in electronic format.

#### Task 2 Deliverables

- West Yost will provide the City redlined recommend updates to the SUO.

### **Task 3. Additional Pretreatment Program Elements**

West Yost will facilitate a workshop with the City to discuss the desired pretreatment program elements and approach, where the following key elements will be discussed:

- Implementation Manual, which address the procedures for identifying, permitting, inspecting, and monitoring discharges to the City's treatment system.
- Enforcement Response Plan, which identifies escalating enforcement actions to ensure that discharges to the City's treatment system comply with pretreatment program requirements.
- Local Discharge Limits, which define water quality thresholds that must be met for all discharge to the COWRF to protect the treatment processes, protect water quality, and protect worker health and safety.

Following this workshop, West Yost will prepare an annotated outline describing the City's intent with each of these elements.

#### **Task 3 Deliverables**

- West Yost will prepare an annotated outline for an Implementation Plan, Enforcement Response Plan, and Local Discharge Limits.

### **Task 4. Technical and Regulatory Support**

West Yost will provide as-needed technical and regulatory support to the City. This work may include supporting, with discussions with the City Attorney related to adoption of the SUO and obtaining input from the Regional Board related to adoption of the SUO, and a potential pretreatment program.

The specific work efforts and deliverables under this task cannot reasonably be determined at this time, so the associated fee estimate presented in this letter proposal is based on West Yost's assessment of the City's needs. The scope of work under this task will be limited to work that can be completed within the available budget. All work will be performed on a time and materials basis, and monthly invoices will detail the efforts and costs. Depending on the level of effort required, a scope and budget amendment may be necessary in the future.

#### **Task 4 Deliverables**

- Specific deliverables under this task will be developed in coordination with the City.

### **PROJECT BUDGET**

West Yost's proposed level of effort and budget for each of the tasks described above is shown in Table 1. West Yost will perform the scope of services described above on a time-and-expenses basis, at the billing rates set forth in West Yost's attached 2024 Billing Rate Schedule, with a not-to-exceed budget of \$23,100. Any additional services not included in this scope of services will be performed only after receiving written authorization and a corresponding budget augmentation.

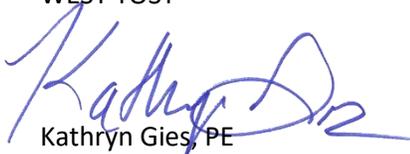
<b>Table 1. Estimated Project Hours and Budget</b>		
<b>Task</b>	<b>Level of Effort, hours</b>	<b>Estimated Budget, dollars</b>
Task 1. Project Management and Meetings	4	1,300
Task 2. Review Current Sewer Use Ordinance and Recommend Updates	10	3,300
Task 3. Additional Pretreatment Program Elements	38	13,100
Task 4. Technical and Regulatory Support	16	5,408
<b>Total Project Hours and Budget</b>	<b>68</b>	<b>\$23,100</b>

## **SCHEDULE**

West Yost will commence work after receiving the notice to proceed from the City.

Thank you for providing West Yost the opportunity to be of continued service to the City. We look forward to supporting the City in the development of a pretreatment program. Please let me know if you have any questions or require additional information.

Sincerely,  
WEST YOST



Kathryn Gies, PE  
Engineering Manager  
RCE#65022

Attachment: 2024 Billing Rate Schedule

Attachment

## West Yost's 2024 Billing Rate Schedule



# 2024 Billing Rate Schedule

(Effective January 1, 2024, through December 31, 2024)\*

POSITIONS	LABOR CHARGES (DOLLARS PER HOUR)
<b>ENGINEERING</b>	
Principal/Vice President	\$348
Engineer/Scientist/Geologist Manager I / II	\$329 / \$344
Principal Engineer/Scientist/Geologist I / II	\$297 / \$316
Senior Engineer/Scientist/Geologist I / II	\$267 / \$280
Associate Engineer/Scientist/Geologist I / II	\$221 / \$238
Engineer/Scientist/Geologist I / II	\$173 / \$201
Engineering Aide	\$104
Field Monitoring Services	\$129
Administrative I / II / III / IV	\$95 / \$118 / \$142 / \$157
<b>ENGINEERING TECHNOLOGY</b>	
Engineering Tech Manager I / II	\$342 / \$344
Principal Tech Specialist I / II	\$314 / \$324
Senior Tech Specialist I / II	\$287 / \$300
Senior GIS Analyst	\$260
GIS Analyst	\$246
Technical Specialist I / II / III / IV	\$183 / \$209 / \$235 / \$262
Technical Analyst I / II	\$132 / \$157
Technical Analyst Intern	\$106
Cross-Connection Control Specialist I / II / III / IV	\$137 / \$148 / \$167 / \$185
CAD Manager	\$207
CAD Designer I / II	\$161 / \$181
<b>CONSTRUCTION MANAGEMENT</b>	
Senior Construction Manager	\$332
Construction Manager I / II / III / IV	\$197 / \$211 / \$224 / \$283
Resident Inspector (Prevailing Wage Groups 4 / 3 / 2 / 1)	\$177 / \$197 / \$219 / \$228
Apprentice Inspector	\$161
CM Administrative I / II	\$85 / \$115
Field Services	\$228

- Hourly rates include charges for technology and communication, such as general and CAD computer software, telephone calls, routine in-house copies/prints, postage, miscellaneous supplies, and other incidental project expenses.
- Outside services, such as vendor reproductions, prints, and shipping; major West Yost reproduction efforts; as well as engineering supplies, etc., will be billed at the actual cost plus 15%.
- The Federal Mileage Rate will be used for mileage charges and will be based on the Federal Mileage Rate applicable to when the mileage costs were incurred. Travel other than mileage will be billed at cost.
- Subconsultants will be billed at actual cost plus 10%.
- Expert witness services, research, technical review, analysis, preparation, and meetings will be billed at 150% of standard hourly rates. Expert witness testimony and depositions will be billed at 200% of standard hourly rates.
- A finance charge of 1.5% per month (an annual rate of 18%) on the unpaid balance will be added to invoice amounts if not paid within 45 days from the date of the invoice.

\* This schedule is updated annually

## 2024 Billing Rate Schedule

(Effective January 1, 2024, through December 31, 2024)\*



### Equipment Charges

EQUIPMENT	BILLING RATES
2" Purge Pump & Control Box	\$300 / day
Aquacalc / Pygmy or AA Flow Meter	\$28 / day
Emergency SCADA System	\$35 / day
Field Vehicles (Groundwater)	\$1.02 / mile
Gas Detector	\$80 / day
Generator	\$60 / day
Hydrant Pressure Gauge	\$10 / day
Hydrant Pressure Recorder, Impulse (Transient)	\$55 / day
Hydrant Pressure Recorder, Standard	\$40 / day
Low Flow Pump Back Pack	\$135 / day
Low Flow Pump Controller	\$200 / day
Powers Water Level Meter	\$32 / day
Precision Water Level Meter 300ft	\$30 / day
Precision Water Level Meter 500ft	\$40 / day
Precision Water Level Meter 700ft	\$45 / day
QED Sample Pro Bladder Pump	\$65 / day
Storage Tank	\$20 / day
Sump Pump	\$24 / day
Transducer Communications Cable	\$10 / day
Transducer Components (per installation)	\$23 / day
Trimble GPS – Geo 7x	\$220 / day
Tube Length Counter	\$22 / day
Turbidity Meter	\$30 / day
Turbidity Meter (2100Q Portable)	\$35 / day
Vehicle (Construction Management)	\$10 / hour
Water Flow Probe Meter	\$20 / day
Water Quality Meter	\$50 / day
Water Quality Multimeter	\$185 / day
Well Sounder	\$30 / day

\* This schedule is updated annually



**CITY OF IONE**  
**IONE, CA 95640**

**Agenda Item #I3**

**DATE: NOVEMBER 7, 2023**

**TO: PARKS AND RECREATION COMMISSION**

**FROM: KASEY GUEVARA, ADMINISTRATIVE ANALYST**

**SUBJECT: 2023 ADDENDUM TO THE HOWARD PARK MASTER PLAN**

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**RECOMMENDED ACTION:**

Adopt Resolution 2023-\*\* A Resolution of the City Council of the City of Ione approving the 2023 Addendum to the Howard Park Master Plan.

**NOVEMBER 7, 2023 UPDATE:**

The 2023 Addendum to the Howard Park Master Plan was brought back to the Parks and Recreation Commission at the October 24, 2023 meeting where it passed unanimously.

**OCTOBER 24, 2023 UPDATE:**

The first draft of the 2023 Addendum to the Howard Park Master Plan was brought forward to the Parks and Recreation Commission on August 29, 2023. The Commission had a number of additions they wanted to see included. Edits were made on both the 2023 Addendum and the conceptual map to incorporate the changes that the Parks and Recreation Commission wanted to see. Attachment numbers have been updated from what was originally posted in the August 29, 2023 staff report. The updates that have been made since the August 29, 2023 draft of the Addendum and map are listed below.

- Add formal walking trail/biking trail around perimeter of baseball fields to the north and softball fields to the south.
- Add horse trails to the southwest corner of the park.
- Additional parking to the west side of the soccer fields outside of the track and south of the park where the proposed softball fields will go. Additionally, a new entrance to the softball fields is also included. It is estimated that this new parking area will provide sufficient parking to accommodate parking during soccer and arena events.
- Separate the existing dog park into small and large dog sections.
- Add lighting to designated areas of the park.
- Add signage to designated areas of the park.



**CITY OF IONE**  
**IONE, CA 95640**

## **BACKGROUND:**

Charles Howard Park, located within the City of Ione on Highway 124, south of W. Plymouth Highway and north of Brickyard Road is an 89-acre city park site. The Park Master Plan was created in 2010, and over the years, some minor updates have been made to the Plan. Physical changes have been made at the park, but the Master Plan has not been updated to reflect those changes. As a result, an Addendum to the Howard Park Master Plan is being presented to reflect the changes that have been made as well as proposed additional facilities to be included as a part of Howard Park. The concept map and Master Plan are being revised to show the existing facilities in their correct locations as well as conceptual locations for proposed and planned facilities.

It is important to note that improvements over the years have been made by volunteer groups and associations. For example, the baseball fields were constructed by volunteer groups associated with the baseball league using their own funds. While the City does own the park and does much of the maintenance, the majority of the facilities in the park have been constructed by various community groups. The City has agreements in place with several of the community groups regarding maintenance and operations responsibilities.

## **DISCUSSION:**

During the past year, community concerns have been raised regarding uses at the Park and consistency with the Master Plan. To address those issues, on June 8, 2023 the City of Ione hosted workshop to address the community's concerns regarding existing and future uses at Howard Park. The results of that workshop are incorporated as an Addendum to the Howard Park Master Plan.

### ***Community Input***

The workshop was attended by roughly 100 participants representing a variety of interests. The workshop began with a presentation of how the evening would be structured and included an overview of Howard Park.

The second half of the evening included a facilitated discussion regarding what the community would like to see added to the park in the next Master Plan. Participants provided a variety of responses of how they would like to see the park improved in the coming years. Many of the responses centered on updating and improving existing facilities.

The final portion of the evening offered participants an opportunity to fill out a questionnaire where they were able to provide additional feedback for what they wanted to see in the next Master Plan. The questionnaire asked them a variety of questions such as what park features they would like to see stay the same and which ones they would like to see improved. The questionnaire also asked demographic information such as city of residence and age of children in household if applicable.

The results below were calculated based on the responses received to the questionnaire:

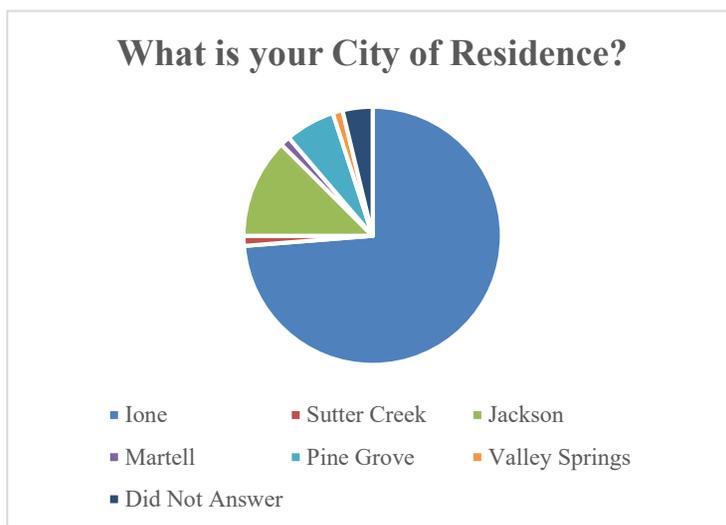
### ***Demographics***

Responses from the June 8, 2023 have been tabulated based on the questionnaires received. Based on the analysis, most participants in attendance that submitted feedback were City residents with 74% being residents of Ione. Second was Jackson with 13% and the remaining 13% being split

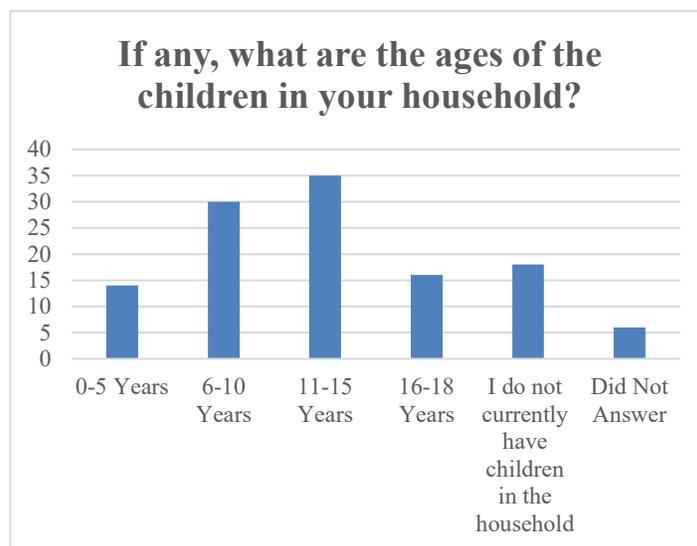
between Sutter Creek, Pine Grove, Martell, Valley Springs and 4% of responses that did not answer.

Household composition was also fairly split among respondents. Most households reported having children in the household between the ages of 11-15 years old at 29% followed closely by households with children between the ages of 6-10 years old at 25%. Remaining household compositions were split fairly evenly between 0-5 years, 16-18 years and no children currently in the household at 12%, 13% and 15% respectively. The remaining 5% did not answer. Figures 1 and 2 below illustrate the demographic results.

**Figure 1. City of residence for respondents.**



**Figure 2. Ages of households responding to survey.**

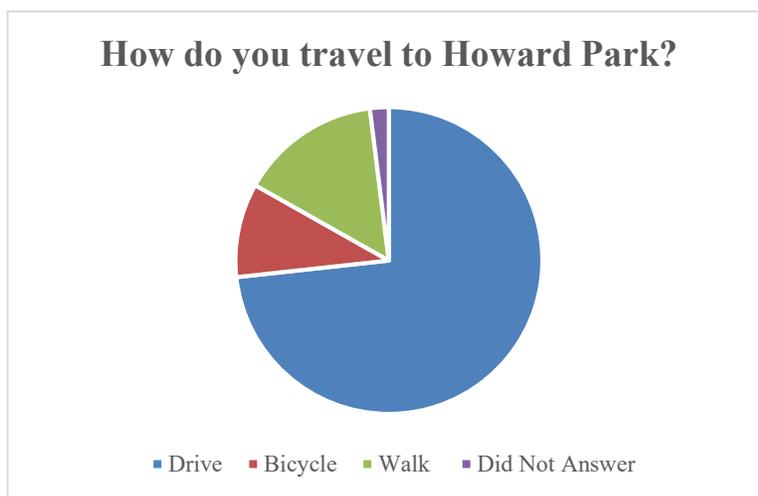


### *Transportation*

Most respondents overwhelmingly travel to the park by car with 73% reporting they drive to Howard

Park. 15% of respondents reported walking to the park and 10% reporting biking. When entering the park, 60% reported using the North entrance by the dog park and 35% reported they use the South entrance by the arena. The remaining 5% was split between those that did not answer and those that come in another way, responses are shown in Figure 3.

**Figure 3. Transportation to Howard Park.**

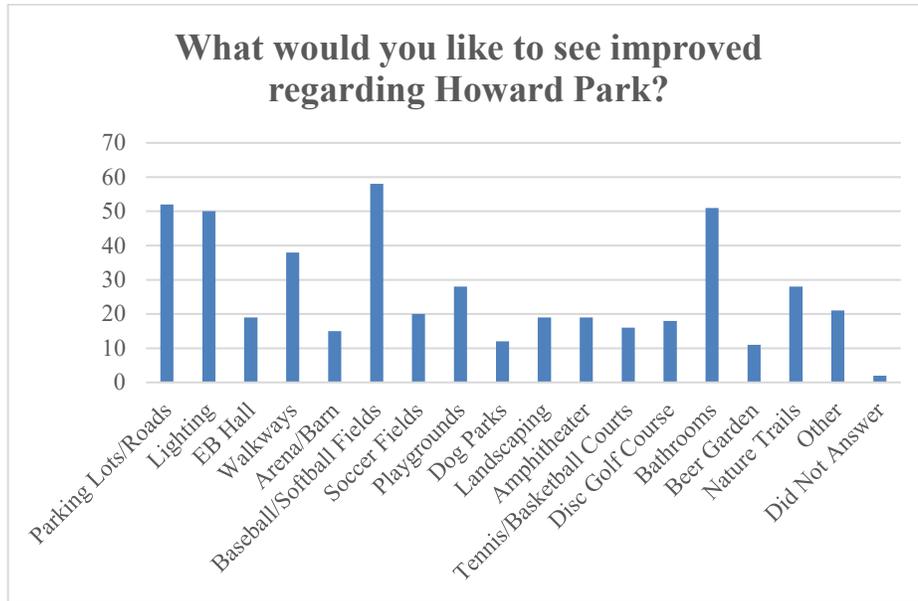


### *Park Improvements*

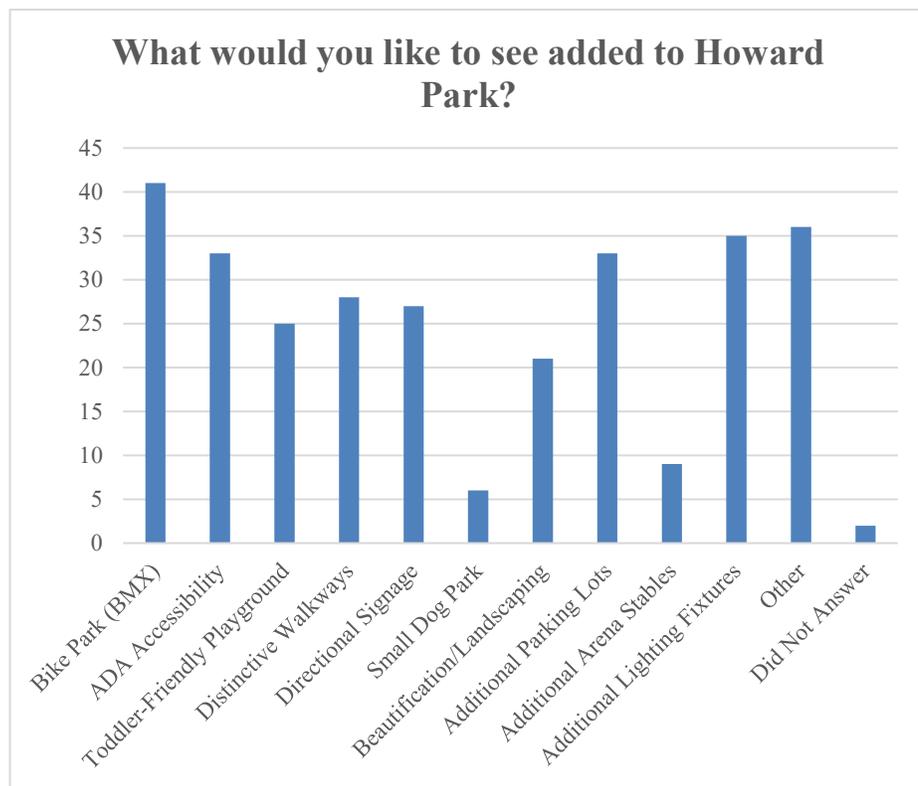
Improvements that respondents desired to see were evenly split; however, there were four specific improvements noted that received the greatest number of responses that respondents desired to see. Improved baseball and softball fields received the most responses at 12% with improved parking and roads following closely at 11%. Improved bathrooms and lighting followed with 11% and 10% respectively. These results reflect that participants demonstrated a strong preference for infrastructure improvement.

Park additions followed a similar theme with the top choices being ADA accessibility, additional lighting features and additional parking lots. The top addition request however was a bike park with 14% of the votes. Figures 4 and 5 shows desired improvements.

**Figure 4. Desired Park Improvements to existing facilities.**



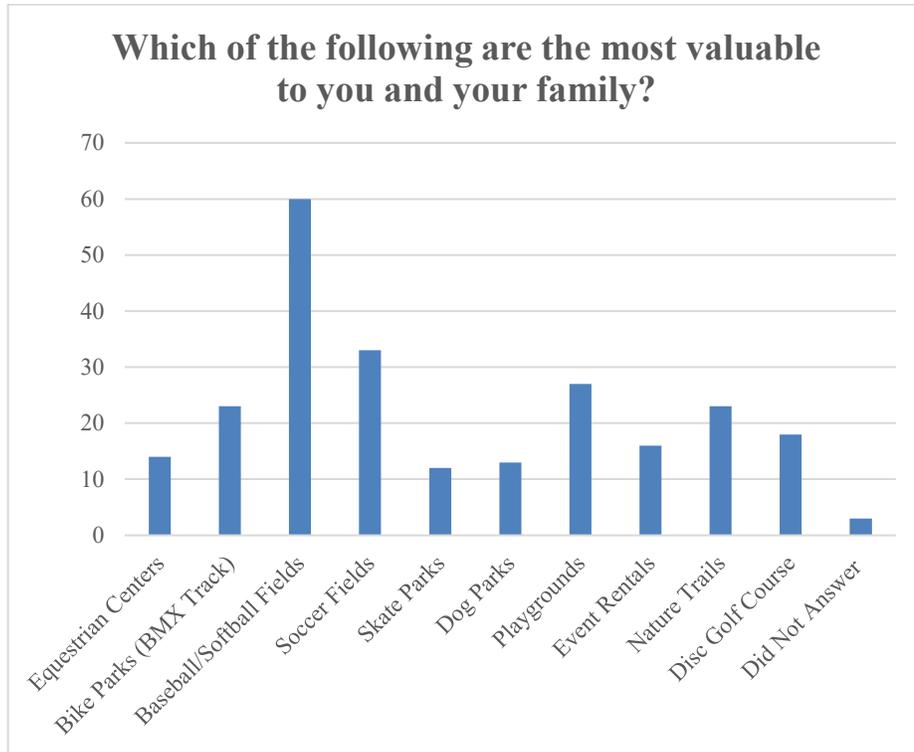
**Figure 5. Desired additions at Howard Park.**



*Current Valued Facilities:*

The baseball/softball fields took the top spot for the most valued facility. Soccer fields came in second with 14%, and the playgrounds rounded out the top three with 11%. The remaining facilities were split fairly in votes among participants.

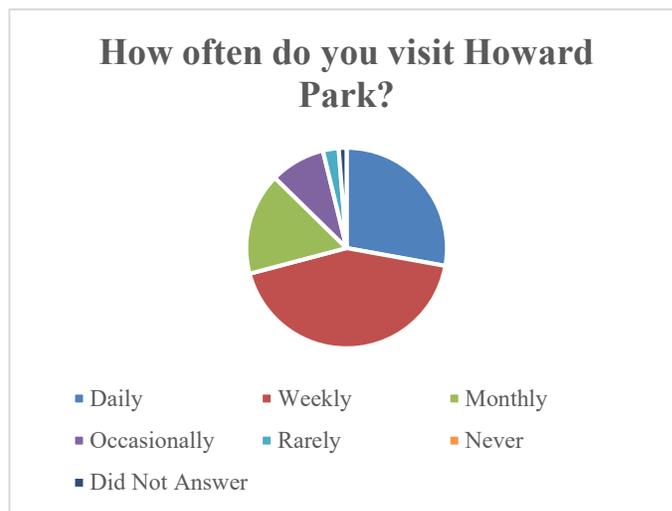
**Figure 6: Current Valued Facilities**



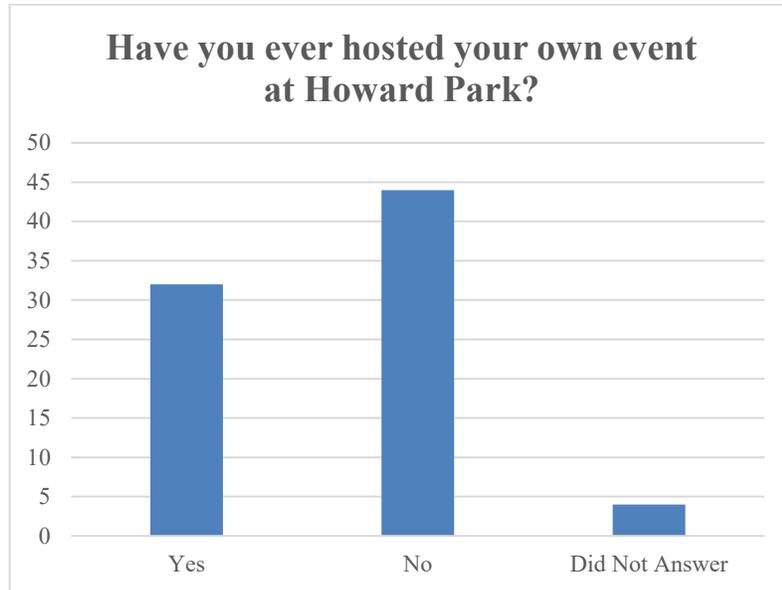
#### *Visitation/Event Hosting*

Forty-three percent of participants responded that they visit Howard Park on a weekly basis. Twenty-eight percent responded that they visit the park daily and 16% reported monthly visitation. A majority of 55% reported that they never have hosted an event at the park. Forty-five percent reported that they had while 5% did not answer. These results are shown in Figures 7 and 8.

**Figure 7: Visitation at Howard Park.**



**Figure 8. Event Hosting at Howard Park.**



*Workshop Conclusions:*

Increased accessibility and improvements to existing facilities were primary concerns. In general, the community was quite receptive to additional facilities and improvements at the park. And finally, it was also noted that Howard Park is the only regional park that has both soccer and baseball facilities serving the entire county.

**SUMMARY:**

As development of Charles Howard Park has occurred, the actual locations of facilities has varied from the concept map that was included in the 2010 update to the Howard Park Master Plan. The map was always intended to be conceptual in nature, but as the City moves forward with additional development in the park, it has become more important to create a concept map that more closely reflects both planned and existing development. Additionally, inclusion of formerly constructed facilities are included in the Plan.

The Disc Golf Course and the Dog Park, for example, have never been formally added to the Master Plan. The intent of the Addendum is to update the elements of the Master Plan to show its current facilities and those the City desires to add in the future. In addition to adding these two existing facilities to the Howard Park Master Plan, the addition of softball fields is also included at the southeastern portion of the Concept Map as well as a “BMX course” on the northeastern portion of the park that would border where the disc golf course currently resides.

Additionally, several other adjustments to facilities illustrated in the 2009 Howard Park Conceptual Map need to be made. As stated earlier, the dog park needs to be added to the north west corner of the park that was previously labeled as maintenance facilities which do not exist in the park. The horse shoe pits were also moved from just south of Evelyn Bishop Hall to slightly north east of their original location. The pond that is listed between the livestock corral and the horseshoe pits also needs to be removed as it does not exist in the park. At the north end of the park, the disc golf course needs to be formally added and the bike park needs to be added to the eastern portion of that area. For the southern portion of the park, the city has updated the map to include three (3) softball

fields.

There are also a number of other improvements to add in the coming years and have added those to the map as well including: improved infrastructure and expanding parking facilities; improving the south entrance and north entrances with a new entrance gate and expanded parking and additional landscaping for beautification along the perimeter of the south entrance.

In summary the following are added to the plan:

- Formally add the disc golf course to the master plan and conceptual map in the northernmost portion of the park
- Formally add the dog park to where the maintenance facilities are currently listed in the conceptual map and delete the maintenance facilities since none exist in that location.
- Formally shift the horseshoe pits location that is listed as just south of Evelyn Bishop Hall in the conceptual map to just north east to where they are currently located.
- Formally add the basketball/tennis court complex which is located just south of Evelyn Bishop Hall.
- Delete the pond that is listed between Ed Hughes Memorial Arena and Evelyn Bishop Hall as it does not currently exist in the park.
- Add bike park (BMX Course) to north eastern section of the map. This will border the baseball fields and disc golf course.
- Add 3 softball fields to southern portion of the map. Directly south of the soccer fields.
- Add a pickleball court to just south of the basketball court and include a gate to separate the two.
- Add additional parking to high traffic areas in the park.
- Add new landscaping around the south entrance by the arena and add a new entrance way to the south entrance

The Addendum to the Master Plan is included as Attachment A to the Resolution. In addition, specific infrastructure requirements to accommodate each of these additions will be needed.

#### **FISCAL IMPACT:**

Adoption of the Howard Park Master Plan Addendum does not impose immediate fiscal impacts. Implementation of the facilities will create fiscal impacts. Those facilities will ultimately be addressed in a future Capital Improvement Plan. Maintenance and operation agreements will also need to be addresses with each community group going forward to ensure consistency and costs of operations. City staff has begun that process. City staff will also be examining other possibilities as well and expects to return at a future date with those options for consideration.

#### **ATTACHMENTS:**

- Attachment I2A: 2023 Addendum
- Attachment I2B: Resolution 2023-\*\* A Resolution of the City Council of the City of Ione Approving the 2023 Addendum to the Howard Park Master Plan.
- Attachment I2C: Howard Park Conceptual Map

**RESOLUTION NO. 2023-\*\***

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF IONE APPROVING THE 2023  
ADDENDUM TO THE HOWARD PARK MASTER  
PLAN**

**WHEREAS**, the City adopted the Howard Park Master Plan Update in 2010 which included a conceptual map to describe the location of existing and proposed facilities within the park; and

**WHEREAS**, the City has determined that the best location of certain facilities has changed over time and the proposed location of other facilities should be modified; and

**WHEREAS**, the City devises to add additional facilities to the Howard Park Master Plan; and

**WHEREAS**, such revisions necessitate the preparation and approval of a revised conceptual map; and

**WHEREAS**, the Parks and recreation Commission of the City of Ione provided input and direction at their August 29, 2023 meeting; and

**WHEREAS**, at their October 24<sup>th</sup> meeting, the Parks and Recreation Commission recommended to the City Council approval of the Addendum to the Howard Park Master Plan; and

**WHEREAS**, the City Council, at its regular meeting of November 7, 2023, heard a staff presentation of information and the public was given the opportunity to provide public comment regarding the proposed revised conceptual map and current and planned facilities Addendum; and

**WHEREAS**, the City Council considered all public testimony and information presented.

**NOW THEREFORE BE IT RESOLVED**, based upon the information presented and testimony received, the City Council hereby approves the 2023 Addendum to the Howard Park Master Plan Update.

**BE IT FURTHER RESOLVED** that the City Council also finds that the 2023 Addendum to the Howard Park Master Plan falls within a Class 1 CEQA exemption.

The foregoing resolution was duly introduced and approved by the City Council of the City of Ione at their regular meeting held on November 7, 2023 by the following vote:

AYES:

NOES:  
ABSENT:  
ABSTAIN:

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Stacy Rhoades, Mayor

ATTEST:

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Kasey Guevara, Administrative Analyst