

NORTHERN NEVADA PUBLIC HEALTH  
AIR QUALITY MANAGEMENT DIVISION  
1001 East Ninth Street Suite B171  
Reno, Nevada 89512

## NOTICE OF VIOLATION No: AQMV24-00023

### ISSUED TO

**Lennar Reno, LLC**

**Location: Pioneer Meadows Business Park, APN 528-010-57**

**Permit Number: APCP24-0066**

**Date of Issuance: August 30, 2024**

**Case No.: 1521**

Northern Nevada Public Health Air Quality Management Division (AQMD) has determined that Lennar Reno, LLC is in violation of the District Board of Health Regulations Governing Air Quality Management PART 040.030 DUST CONTROL.

#### 1. VIOLATION

- A. Failure to comply with the provisions of Dust Control Permit APCP24-0066. Specifically, Condition of Operation 1.:

**VISIBLE EMISSION PROHIBITION:** The owner and/or operator of a source engaging in dust generating activities shall not allow visible fugitive dust emissions for a period or periods accumulating more than 5 minutes in any hour.

#### 2. BASIS OF VIOLATION

- A. Regulatory Authority  
The District Board of Health Regulations Governing Air Quality Management paragraph 040.030.C.1.:

**VISIBLE EMISSIONS PROHIBITION:** The owner and/or operator of a source engaging in dust generating activities shall not allow visible fugitive dust emissions for a period or periods accumulating more than 5 minutes in any hour.

- B. Facts to Constitute the Violation

On July 2, 2024 the AQMD observed and documented via EPA Reference Method 22 over 5 minutes of fugitive dust emissions from the Pioneer Meadows Business Park Project. Over 15 minutes of visible fugitive dust emissions were observed in a 37-minute observation. It was noted at the time of the response that the soils on interior roads on the project site were dry and loose.

#### 3. APPEAL PROCEDURE AND TIME LIMITATIONS

- A. Appeal Procedure

Lennar Reno, LLC is advised that within (10) working days of the receipt of this Notice of Violation, Lennar Reno, LLC may submit a written petition for appeal to the Northern Nevada Public Health - Air Quality Hearing Board. The written petition for appeal shall be submitted to the AQMD at the following address:

Northern Nevada Public Health  
Air Quality Management Division  
1001 East Ninth Street Suite B171  
Reno, Nevada 89512

Failure to submit a petition for appeal within the specified timeframe will result in the submission of this Notice of Violation to the Northern Nevada Public Health - District Board of Health with a recommendation for the assessment of an administrative fine of \$500.00.

8/30/24  
Date



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Jeff Jeppson  
Senior Air Quality Specialist  
Air Quality Management Division  
Northern Nevada Public Health

# Administrative Penalty Table

## Air Quality Management Division Washoe County Health District

### I. Minor Violations - Section 020.100.A.3.c.

Regulation		1st Violation	2nd Violation
040.030	Dust Control	500	1000
040.035	Open Burning	500	1000
040.040	Fire Set for Training	500	1000
040.050	Incinerator Emissions	500	1000
040.051	Wood-burning Devices	500	1000
040.055	Odorous Emissions	500	1000
040.080	Gasoline Transfer and Dispensing	500	1000
040.200	Diesel Engine Idling	500	1000
050.001	Emergency Episode Plan	500	1000

### II. Major Violations - Section 020.100.A.3.a.

Regulation	Violation	Source Category	
		Minimum	Maximum
030.000	Construction/Operating without Permit (per major process system or unit/day)	5000	10000
030.1402	Failure to Comply with Stop Work Order	10,000/day	10,000/day
030.2175	Operation Contrary to Permit Conditions (per day or event)	2500	10000
030.235	Failure to Conduct Source Test or Report (per Reporting Period for Each Unit)	2500	5000
	All other Major Violations (per day or event)	5000	10000

### III. Major Violations - Section 030.107 Asbestos

A. Asbestos Sampling & Notification	\$ 2,000 - \$10,000
B. Asbestos Control Work Practices (per day or event)	\$ 2,000 - \$10,000
C. Asbestos Containment & Abatement (per day or event)	\$ 5,000 - \$10,000

**Northern Nevada Public Health  
Air Quality Management Division  
Recommended Penalty Calculation Worksheet**

Company Name Lennar Reno, LLC  
Contact Name Tim Scheideman  
Case Number 1521

I. Violation of Section 040.030.C.1 VISIBLE EMISSIONS PROHIBITION

I. **Recommended Penalty** = \$ 500.00

II. Violation of Section 0

II. **Recommended Penalty** = \$ 0.00

III. Violation of Section 0

III. **Recommended Penalty** = \$ 0.00

IV. Violation of Section 0

IV. **Recommended Penalty** = \$ 0.00

V. Violation of Section 0

V. **Recommended Penalty** = \$ 0.00

**Total Recommended Penalty** = \$ 500.00

  
\_\_\_\_\_  
Senior AQ Specialist/Supervisor

8/30/24  
\_\_\_\_\_  
Date

**Northern Nevada Public Health  
Air Quality Management Division  
Recommended Penalty Calculation Worksheet**

Company Name Lennar Reno, LLC  
 Contact Name Tim Scheideman  
 Case Number 1521  
 Violation Number AQMV24-0023

Violation of Section 040.030.C.1 VISIBLE EMISSIONS PROHIBITION  
 Permit Condition Condition of Operation 1

I. Base Penalty as specified in the Penalty Table = \$ **500.00**

II. Severity of Violation

A. Public Health Impact

1. Toxicity of Release (For Emissions Exceedances)

Unable to Quantify - 1x      Criteria Pollutant - 1x      Hazardous Air Pollutant - 2x  
 Adjustment Factor **1**

Comment: Penalty by Rule

2. Environmental/Public Health Risk (Proximity to sensitive environment or group)

Negligible - 1x   Moderate - 1.5x   Significant - 2x      Adjustment Factor **1.0**

Comment: Penalty by Rule

Total Adjustment Factors (1 x 2) = **1**

B. Adjusted Base Penalty

Base Penalty \$ 500.00 x Adjustment Factor 1 = \$ **500.00**

C. Number of Days/Weeks/Months or Units in Violation

Adjusted Penalty \$ 500.00 x Number of Days/Weeks/Mo **1** = \$ **500.00**

Comment: Penalty by Rule

D. Economic Benefit

Avoided Costs \$ **0.00** + Delayed Costs \$ **0.00** = \$ 0.00

Comment: Penalty by Rule

Penalty Subtotal

Adjusted Base Penalty \$ 500.00 + Economic Benefit \$ 0.00 = \$ **500.00**

**Northern Nevada Public Health  
Air Quality Management Division  
Recommended Penalty Calculation Worksheet**

**III. Penalty Adjustment Consideration**

**A. Mitigating Factors** (0 +/- 25%)

0%

Comment \_\_\_\_\_

**B. Compliance History**

Similar Violation < 12 months (300%)

+ 0%

Similar Violation < 3 years (200%)

+ 0%

Similar Violation > 3 years (150%)

+ 0%

Previous Unrelated Violations < 5years

5% x   , # of previous violations

+ 0%

Comment: \_\_\_\_\_

**Total Penalty Adjustment Factors** – Sum of A & B

0%

**IV. Recommended Penalty**

Penalty Adjustment:

\$ 500.00	x	0%	=	\$ <span style="border: 1px solid black; padding: 2px;">0.00</span>
Penalty Subtotal (From Section II)		Total Adjustment Factors (From Section III)		Total Adjustment Value

Additional Credit for Environmental Investment/Training	-	\$ <span style="border: 1px solid black; padding: 2px;">0.00</span>
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Comment: \_\_\_\_\_

Adjusted Penalty:

\$ 500.00	+/-	\$ 0.00	=	\$ <span style="border: 1px solid black; padding: 2px;">500.00</span>
Penalty Subtotal (From Section II)		Total Adjustment Value (From Section III + Credit)		Recommended Penalty

  
\_\_\_\_\_  
Senior AQ Specialist/Supervisor

8/30/24  
\_\_\_\_\_  
Date



September 6, 2024

Dear Jeffrey Jeppson:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**9171 9690 0935 0224 2129 96.**

### Item Details

<b>Status:</b>	Delivered, Left with Individual
<b>Status Date / Time:</b>	September 5, 2024, 2:02 pm
<b>Location:</b>	RENO, NV 89521
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic

### Shipment Details

<b>Weight:</b>	4lb, 8.6oz
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### Recipient Signature

Signature of Recipient:

Address of Recipient:

9425 DOUBLE DIAMOND  
PKWY, RENO, NV 89521

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004