

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

**NOTICE OF VIOLATION No: AQMV25-0020**  
**ISSUED TO**

**Artisan Mystic Mountain, LLC**  
**Location: Diamond Stream Dr. and Mystic Sands Dr. in Sparks, NV**  
**Permit Number: APCP25-0181**  
**Date of Issuance: November 24, 2025**  
**Case No.: 1596**

Northern Nevada Public Health Air Quality Management Division (AQMD) has determined that Artisan Mystic Mountain, 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 obtain a Dust Control Permit prior to commencement of a dust generating activity (1) acre or greater.

**2. BASIS OF VIOLATION**

A. Regulatory Authority

The District Board of Health Regulations Governing Air Quality Management paragraph 040.030.C.3. - DUST CONTROL PERMIT REQUIREMENTS:

The owner and/or operator of a dust generating activity shall apply for and obtain a Dust Control Permit prior to commencement of the dust generating activity. In the Dust Control Permit application, the owner and/or operator shall designate a person responsible for compliance with the “District Board of Health Regulations Governing Air Quality Management.” Failure to comply with the provisions of an approved Dust Control Permit shall be deemed a violation of this Rule.

B. Facts to Constitute the Violation

On 7/21/2025, the AQMD sent a courtesy notice to representatives of Artisan Mystic Mountain, LLC advising that the Dust Control Permit No. APCP24-0040 which covered the Pebble Creek Estates Phase 2 project site would expire on 9/22/2025.

On 9/22/2025, Dust Control Permit No. APCP24-0040 expired. A new Dust Control Permit had not been obtained for the project.

On 10/10/2025, the AQMD responded to the Pebble Creek Estates Phase 2 project following a dust complaint. The AQMD determined that the site had not been permanently stabilized.

AIR QUALITY MANAGEMENT DIVISION

1001 East Ninth Street, Building B-171, Reno, Nevada 89512

AQMD Office: 775-784-7200 | Fax: 775-784-7225 | OurCleanAir.com

Serving Reno, Sparks and all of Washoe County, Nevada.

The AQMD contacted site representatives and advised that a Dust Control Permit needed to be obtained for the project.

On 10/10/2025, a Dust Control Permit Application for the Pebble Creek Estates Phase 2 project site was submitted to the AQMD. The AQMD processed the application and Dust Control Permit No. APCP25-0181 for 11.67 acres was issued to Artisan Mystic Mountain, LLC for the Pebble Creek Estates Phase 2 site on 10/15/2025.

### 3. APPEAL PROCEDURE AND TIME LIMITATIONS

#### A. Appeal Procedure

Artisan Mystic Mountain, LLC is advised that within (10) working days of the receipt of this Notice of Violation, Artisan Mystic Mountain, 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.

---

11/24/25  
Date

---

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

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

Company Name Artisan Mystic Mountain, LLC  
Contact Name John L. Reynen  
Case Number 1596

I. Violation of Section 040.030.C.3 -DUST CONTROL PERMIT REQUIREMENTS

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

11/24/25  
Date

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

|                      |   |
|----------------------|---|
| Company Name         | Artisan Mystic Mountain, LLC                  |
| Contact Name         | John L. Reynen                                |
| Case Number          | 1596  |
| Violation Number     | AQMV25-0020                                   |
| Violation of Section | 040.030.C.3 -DUST CONTROL PERMIT REQUIREMENTS |
| Permit Condition     | N/A   |

**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 |
| <b>Adjustment Factor</b> <b>1</b> |                         |                              |

**Comment:** Penalty by Rule

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

|                                     |                 |                  |
|-------------------------------------|-----------------|------------------|
| Negligible - 1x                     | Moderate - 1.5x | Significant - 2x |
| <b>Adjustment Factor</b> <b>1.0</b> |                 |                  |

**Comment:** Penalty by Rule

|                                    |          |
|------------------------------------|----------|
| Total Adjustment Factors (1 x 2) = | <b>1</b> |
|------------------------------------|----------|

**B. Adjusted Base Penalty**

|                               |                              |                    |
|-------------------------------|------------------------------|--------------------|
| Base Penalty \$ <b>500.00</b> | x Adjustment Factor <b>1</b> | = \$ <b>500.00</b> |
|-------------------------------|------------------------------|--------------------|

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

|                                   |                            |          |                    |
|-----------------------------------|----------------------------|----------|--------------------|
| Adjusted Penalty \$ <b>500.00</b> | x Number of Days/Weeks/Mon | <b>1</b> | = \$ <b>500.00</b> |
|-----------------------------------|----------------------------|----------|--------------------|

**Comment:** Penalty by Rule

**D. Economic Benefit**

|                              |   |                              |                  |
|------------------------------|---|------------------------------|------------------|
| Avoided Costs \$ <b>0.00</b> | + | Delayed Costs \$ <b>0.00</b> | = \$ <b>0.00</b> |
|------------------------------|---|------------------------------|------------------|

**Comment:** Penalty by Rule

**Penalty Subtotal**

|  |   |                                 |                    |
|--|---|---------------------------------|--------------------|
| Adjusted Base Penalty \$ <b>500.00</b> | + | Economic Benefit \$ <b>0.00</b> | = \$ <b>500.00</b> |
|--|---|---------------------------------|--------------------|

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

**III. Penalty Adjustment Consideration**

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

Comment N/A

**0%**

**B. Compliance History**

Similar Violation < 12 months (300%)

**0%**

Similar Violation < 3 years (200%)

**0%**

Similar Violation > 3 years (150%)

**0%**

Previous Unrelated Violations < 5 years

**5%**

**x**

**[ ]**, # of previous violations

**0%**

Comment: N/A

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

**0%**

**IV. Recommended Penalty**

Penalty Adjustment:

|                          |          |                                 |                         |
|--------------------------|----------|---------------------------------|-------------------------|
| <b>\$ 500.00</b>         | <b>x</b> | <b>0%</b>                       | <b>= \$ [ ] 0.00</b>    |
| <b>Penalty Subtotal</b>  |          | <b>Total Adjustment Factors</b> | <b>Total Adjustment</b> |
| <b>(From Section II)</b> |          | <b>(From Section III)</b>       | <b>Value</b>            |

Additional Credit for Environmental Investment/Training

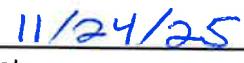
**- \$ [ ] 0.00**

Comment:

Adjusted Penalty:

|                          |            |                                    |                            |
|--------------------------|------------|------------------------------------|----------------------------|
| <b>\$ 500.00</b>         | <b>+/-</b> | <b>\$ 0.00</b>                     | <b>= \$ [ ] 500.00</b>     |
| <b>Penalty Subtotal</b>  |            | <b>Total Adjustment Value</b>      | <b>Recommended Penalty</b> |
| <b>(From Section II)</b> |            | <b>(From Section III + Credit)</b> |                            |

  
Senior AQ Specialist/Supervisor

  
Date



January 7, 2026

Dear Joshua Restori:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**9489 0090 0027 6630 7844 39.**

**Item Details**

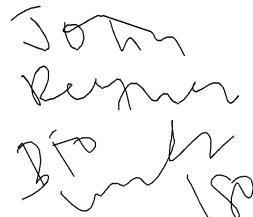
**Status:** Delivered, Left with Individual  
**Status Date / Time:** December 1, 2025, 3:48 pm  
**Location:** SACRAMENTO, CA 95825  
**Postal Product:** First-Class Mail®  
**Extra Services:** Certified Mail™  
Return Receipt Electronic

**Shipment Details**

**Weight:** 2.5oz

**Recipient Signature**

Signature of Recipient:



Address of Recipient:

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