

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

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/Months **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: N/A

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

0%

, # of previous violations

+ 0%

Comment: N/A

Total Penalty Adjustment Factors – Sum of A & B

0%

IV. Recommended Penalty

Penalty Adjustment:

\$ 500.00

x

0%

= \$ 0.00

Penalty Subtotal
(From Section II)

Total Adjustment Factors
(From Section III)

Total Adjustment
Value

Additional Credit for Environmental Investment/Training

\$ 0.00

Comment: _____

Adjusted Penalty: _____

\$ 500.00

+/-

\$ 0.00

=

\$ 500.00

Penalty Subtotal
(From Section II)

Total Adjustment Value
(From Section III + Credit)

Recommended Penalty


Senior AQ Specialist/Supervisor

11/24/25
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
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Recipient Signature

Signature of Recipient:

John
Restori

Address of Recipient:

370
180

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