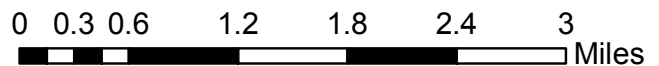
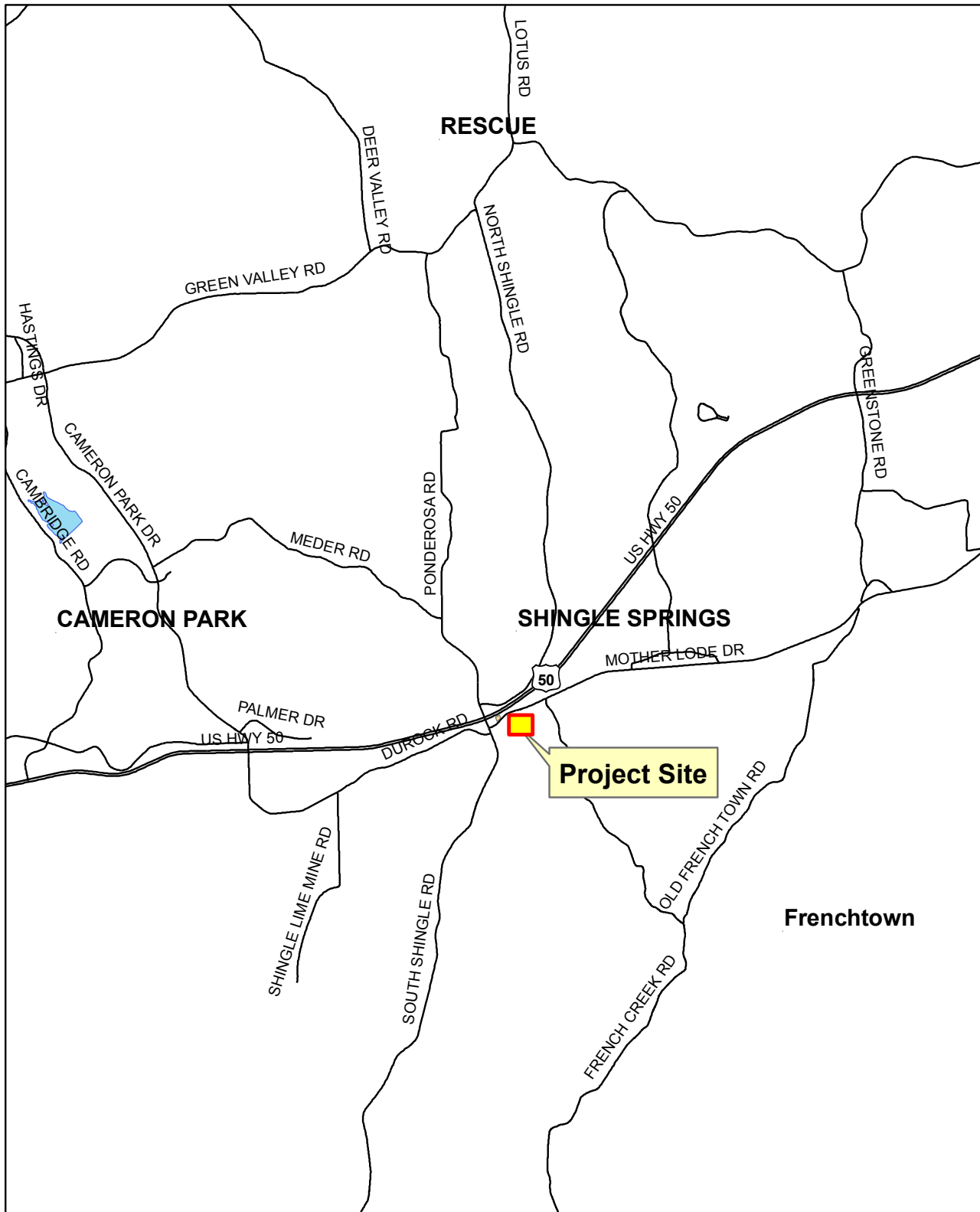


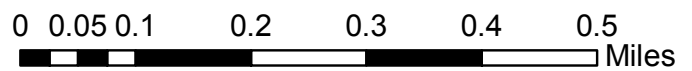
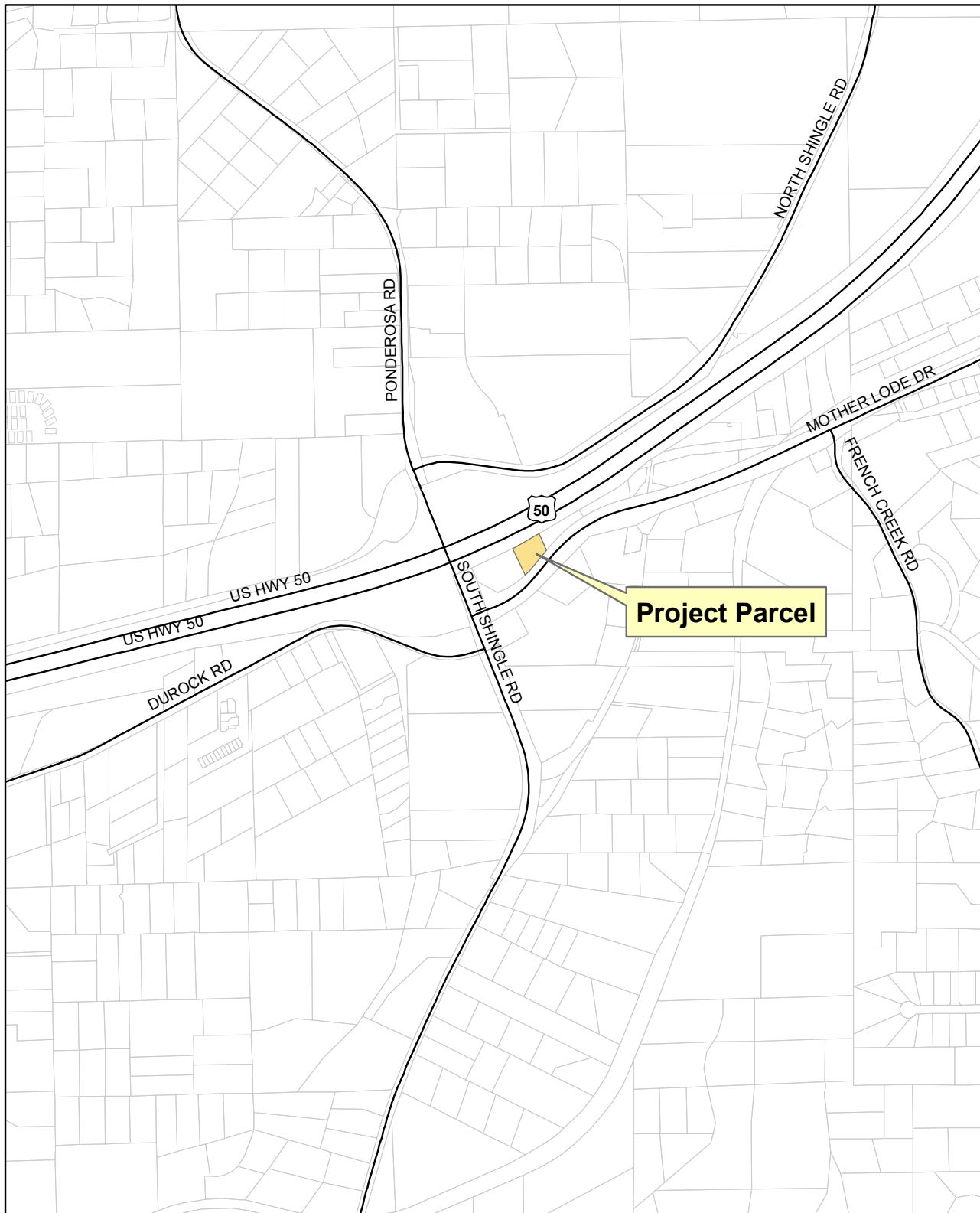
CUP19-0011/DR-R19-0005

EXHIBIT A - VICINITY MAP



CUP19-0011/DR-R19-0005

EXHIBIT B - LOCATION MAP



CUP19-0011/DR-R19-0005

EXHIBIT C - SITE AERIAL PHOTO

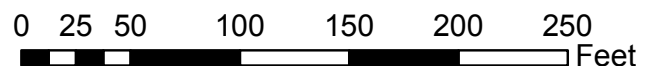


EXHIBIT D - ASSESSOR'S PARCEL MAP

90:43



BK 70
Pg 27

***PARCEL NOTES**

- 19) - POR RS 5/133, NA
- 63) - POR PM 25/32/A, 0.083 A, NA

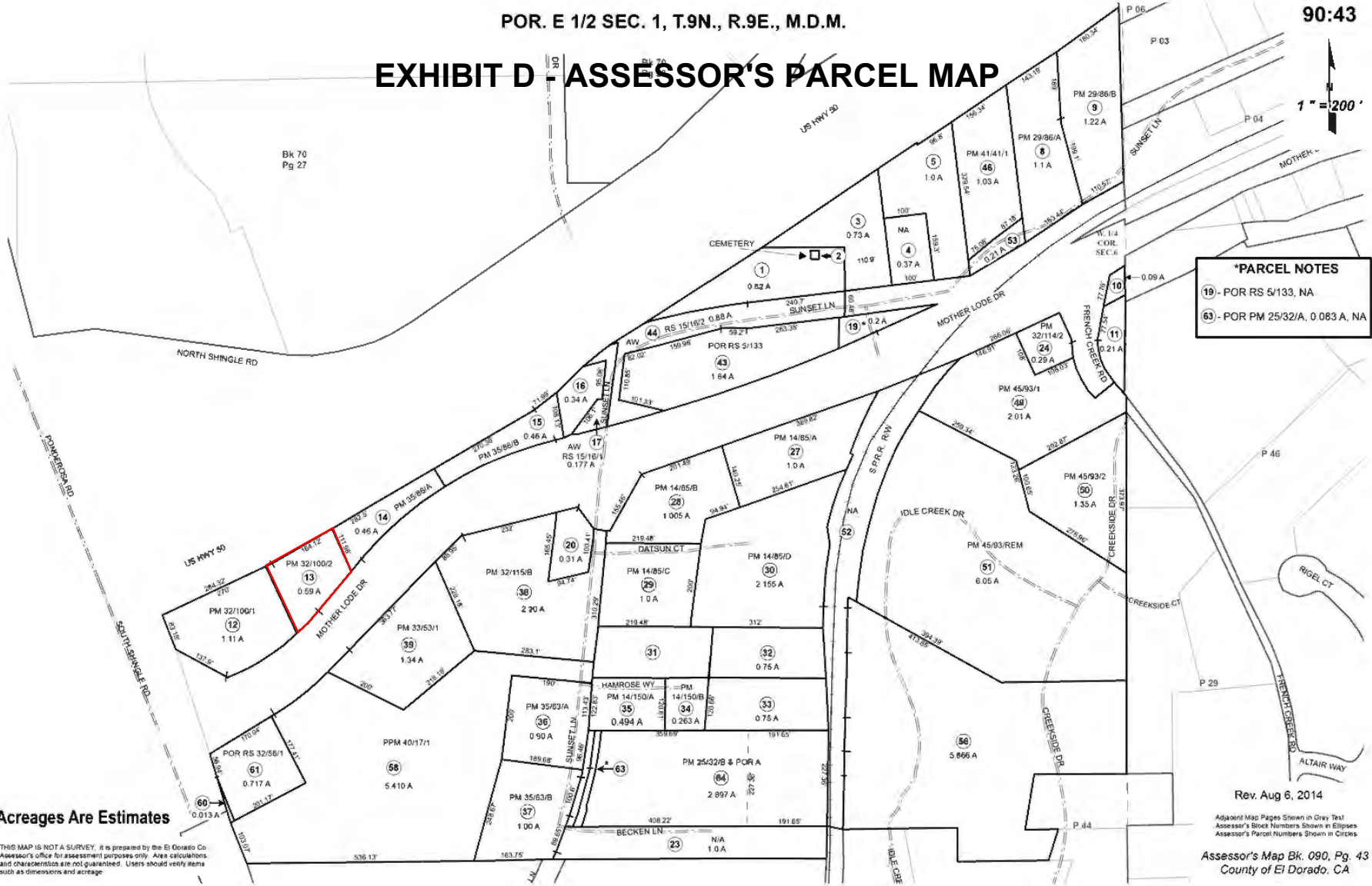
Acreages Are Estimates

THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Rev. Aug 6, 2014

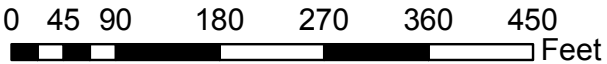
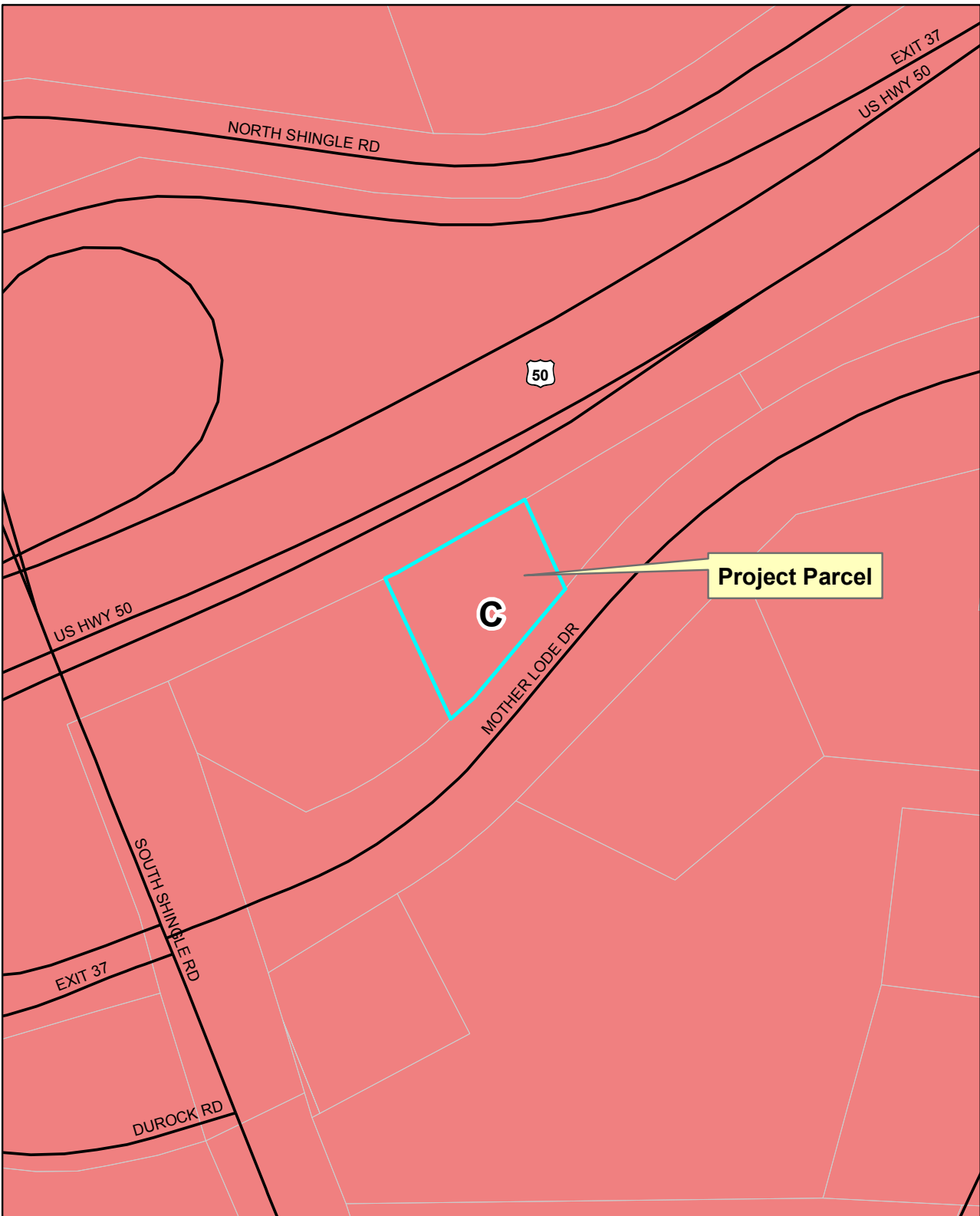
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk 090, Pg. 43
County of El Dorado, CA



CUP19-0011/DR-R19-0005

EXHIBIT E - GENERAL PLAN LAND USE MAP



CUP19-0011/DR-R19-0005

EXHIBIT F - ZONING MAP

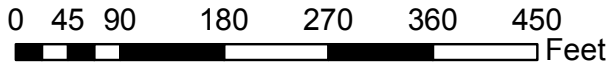
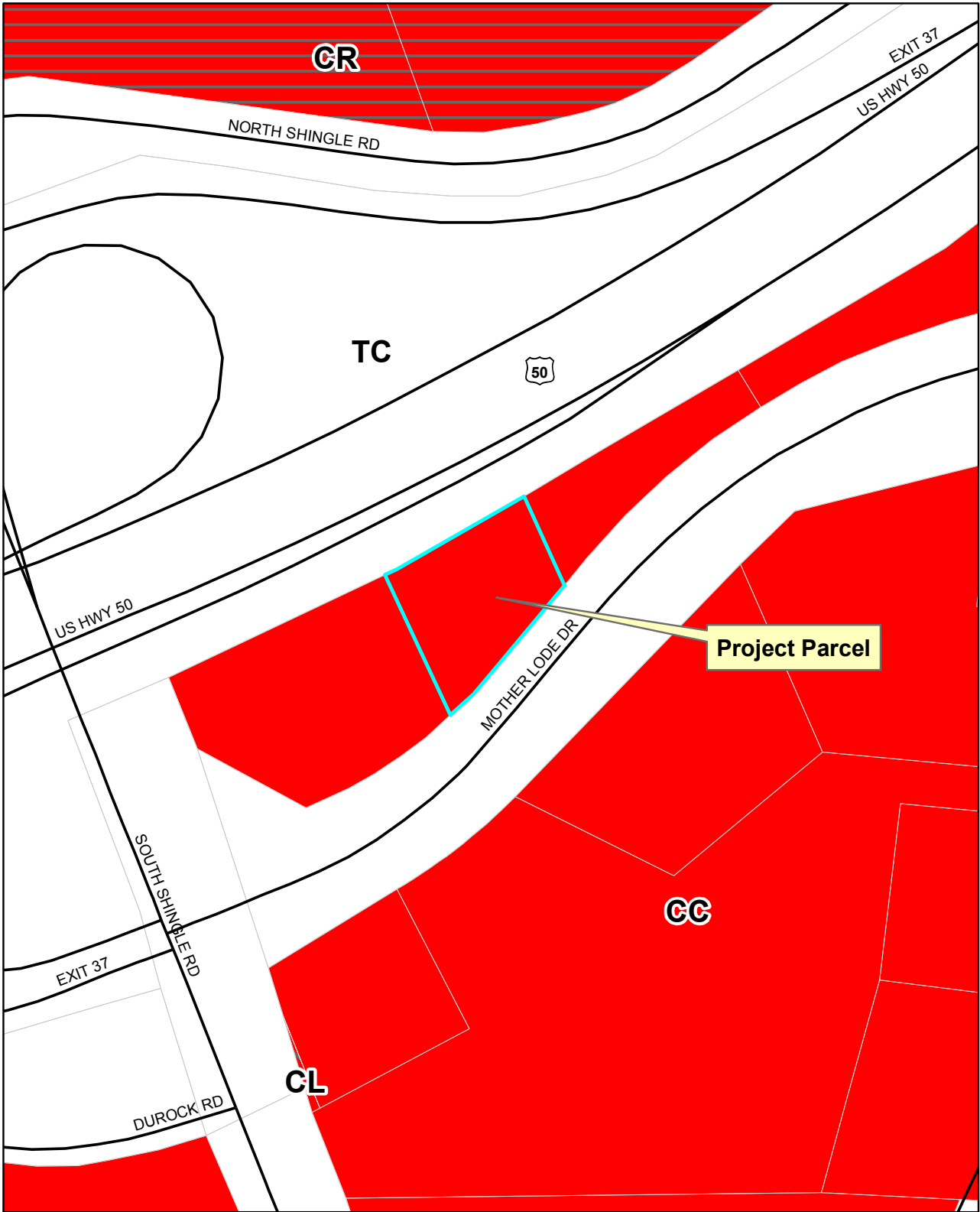


EXHIBIT G - ON SITE TRANSPORTATION REVIEW (OSTR)

KD Anderson & Associates, Inc.

Transportation Engineers

July 12, 2019

Mr. James Doran
DORAN ENTERPRISES LLC
4068 Mother Lode Drive, Suite E
El Dorado Hills, CA 95682

RE: ON-SITE TRANSPORTATION REVIEW FOR 4041 MOTHER LODE DRIVE (FAST FREDDYS LUBE EXPRESS EXPANSION), SHINGLE SPRINGS, EL DORADO COUNTY

Dear Mr. Doran:

KD Anderson & Associates, Inc. has prepared this analysis for your retail site at 4041 Mother Lode Drive in Shingle Springs in El Dorado County. The site is located in the northeast quadrant of the South Shingle Springs Road / Mother Lode Drive intersection, adjacent to the US 50 / Shingle Springs Road interchange (Figure 1). The property consists of about 13,600 square feet of various retail uses including the following:

- a convenience store with an eight-fueling position gas station
- dry cleaners
- three walk-in restaurants without drive-through
- drive-through car wash
- smog inspection and quick lubrication shop

The smog inspection and quick lubrication shop, Fast Freddys Lube Express, is proposing to expand their auto repair business from about 3,230 square feet, four service bays, to about 4,780 square feet, an increase of about 1,550 square feet. The project will add two service bays, using the vacant space on the west side of the easternmost building (Figure 1 attached). These additional service bays will have a single access, along the store-front side of the building. There are no plans to have 'drive-through' capabilities.

Technical Approach

El Dorado County requires an On-Site Transportation Review (OSTR) on all projects. The eight tasks that are part of the OSTR are identified and listed below; however, not all tasks are required depending on the site usage.

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal.
2. Proximity of proposed site driveway(s) to other driveways or intersections.
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements.
4. Adequacy of the project site design to fully satisfy truck loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day.

CUP19-0011/DR-R19-0005

3853 Taylor Road, Suite G • Loomis, CA 95650 • (916) 660-1555 • FAX (916)660-1535

EXHIBIT G - ON SITE TRANSPORTATION REVIEW (OSTR)

Mr. James Doran
DORAN ENTERPRISES LLC
July 12, 2019
Page 2

5. Adequacy of the project site design to provide at least a 25' minimum required throat depth (MRTD) at project driveways. Include calculation of the MRTD.
6. Adequacy of the project site design to convey all vehicle types.
7. Adequacy of sight distance on-site.
8. Queuing analysis of "drive-through" facilities.

Existing Roadways

Mother Lode Drive provides access to the project driveway. Mother Lode Drive provides access to S. Shingle Road and US 50 from the west. There are two driveways to the retail site, one about 250 feet east of the S. Single Road intersection and the second about 360 feet from the intersection. A 60-foot long left turn lane is available for turning traffic into the westerly driveway; this driveway is used primarily for the convenience store / gas station and the retail businesses in the westerly building. The easterly driveway provides primary access to the project building and the car wash. Opposite the project driveway is a driveway used to access various businesses between Mother Lode Drive and Sunset Lane. The outbound lane is angled towards eastbound Mother Lode Drive; however, there is no signage prohibiting left turns towards S. Shingle Road. A two-way left turn lane (TWLTL) allows vehicles to enter and exit both driveways outside of the through travel lane.

On-Site Transportation Review

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal.

SWITRS crash data through the California Highway Patrol (CHP) database was reviewed for the previous five-year period, 2014 – 2018 to determine whether there is any history of crashes in the driveway vicinity. One reported collision occurred at the easterly project driveway and involved a vehicle not yielding the right-of-way to an opposing vehicle while turning. Four other crashes have occurred along Mother Lode Drive between S. Shingle Road and Sunset Lane; however, none occurred at either of the site driveways.

2. Proximity of proposed site driveway(s) to other driveways or intersections.

As noted earlier a driveway opposite the easterly driveway exists. Additionally, there is a driveway on the south side of Mother Lode Drive and about 150 feet west of the westerly driveway. The driveway provides access to a Unocal gas station. The driveway provides right-in, right-out access only. About 250 feet east of the easterly driveway is a driveway on the north side of Mother Lode Drive providing access to an office building.

3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements.

Chapter 130.35 of the County's zoning code identifies off-street parking requirements for various land use types. Parking for the overall site was reviewed to compare existing and proposed parking and to assure conformance to County requirements. Parking requirements were developed based on the existing uses and generic land uses to develop a worst-case scenario. Table 1 illustrates these alternatives with the highest parking requirements in bold.

KDA

EXHIBIT G - ON SITE TRANSPORTATION REVIEW (OSTR)

Mr. James Doran
 DORAN ENTERPRISES LLC
 July 12, 2019
 Page 3

TABLE 1 PARKING REQUIREMENTS PER ZONING CODE			
Use Type	Parking Space Requirement	Size	Parking Required
Building 1 (west)			
Dry Cleaner	1 per 500 sf + 1 / check stand	1,444 sf	4
Restaurant (BBQ) (full service)	1 per 300 sf + 1 / 2 employees	703 sf	5
Restaurant (Yogurt) (full service)	1 per 300 sf + 1 / 2 employees	684 sf	5
Restaurant (Subway) (full service)	1 per 300 sf + 1 / 2 employees	1,349 sf	7
OR			
Neighborhood Shopping	1 per 300 sf	4,180	14
Building 2 (central)			
Gas Station	3 per fueling position (FP)	8 FP	24
OR			
Food & Beverage	1 per 200 sf + 1 / check stand + 1 / 600 sf AUA	4,000 sf (sales) 1,000 sf (storage)	24
Building 3 (east) - Existing			
Retail (Neighborhood Shopping)	1 per 300 sf	1,548 sf	6
Auto Repair & Service	3 per service bay + 1 / 400 sf AUA	4 bays	13
Building 3 (east) - Proposed			
Auto Repair & Service	3 per service bay + 1 / 400 sf AUA	6 bays	19
Drive-Through Car Wash	2 per stall - 24' of drive- through counts as one stall	50'	2*
Total Stalls Required (Existing Condition)			66
Total Stalls Required (Proposed Condition)			66
Total Parking Available			71†
Net Surplus (Proposed Condition)			5
Existing Parking to be Removed			(3)
Total Surplus (Proposed Condition)			2

AUA – active use area

sf – square feet

2* - required parking accounted for in drive-through lane.

† - includes 2 stalls in drive-through lane of car wash; total site parking stalls = 72 spaces

Based on the zoning code and the existing uses 66 stalls are required under existing conditions; this includes two stalls included as part of the drive-through lane of the car wash. Under project conditions, the site would also require 66 parking stalls. The site currently has 71 parking spaces. Under project conditions this results in a surplus of 5 parking spaces. Three parking stalls in front of the proposed service bays will be removed as part of this project maintaining a surplus of two parking spaces on the site. The parking facilities will remain adequate.

KDA

EXHIBIT G - ON SITE TRANSPORTATION REVIEW (OSTR)

Mr. James Doran
DORAN ENTERPRISES LLC
July 12, 2019
Page 4

4. Adequacy of the project site design to fully satisfy truck loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day.

The expansion project would not increase the existing truck deliveries, including fuel trucks for the gas station. Review of additional truck access is not required.

5. Adequacy of the project site design to provide at least a 25' minimum required throat depth (MRTD) at project driveways.

Two existing driveways are present that provide access to and from the site. Review of additional driveway access is not required.

6. Adequacy of the project site design to convey all vehicle types.

The project is an expansion of an existing quick lubrication shop. The largest design vehicle for the site includes fuel trucks for the Chevron gas station located in the center of the site. As this project expands the existing use no additional analysis is needed to accommodate a smaller vehicle.

7. Adequacy of sight distance on-site.

This is an existing driveway providing access to multiple uses. No new circulation around the site will occur with the expansion of the quick lubrication shop. However, the two proposed service bays added to the west side of the building have trees on either side of the bays. During months where the trees have leafed out it is possible that the sight distance for vehicles backing from the service bays may have limited visibility. It is recommended that the trees should be limbed so that the lowest branches are no less than six feet above the pavement. An alternative would be to have a 'walker' assisting when cars are backing from the service bays.

8. Queuing analysis of "drive-through" facilities.

This project does not include drive-through facilities; therefore, a queuing analysis was not completed.

CONCLUSIONS

The proposed project will expand an existing quick lubrication shop with the addition of two service bays within an existing neighborhood retail shopping center and gas station. The project will convert existing retail space adjacent to the existing four service bays. There are no plans to provide 'drive-through' capabilities. The project will remove three existing parking spaces; however, the parking requirements indicate that the overall site will continue to have a surplus of parking, with a net two space surplus.

The only on-site traffic issue noted is the possibility of limited sight distance when vehicles are backed out of the service bays. This would be seasonal when trees on either side of the new service bays have leafed out. It is recommended that the trees should be limbed so that the lowest branches are no less than six feet above the pavement. An alternative would be to have a 'walker' assisting when cars are backing from the service bays.

KDA

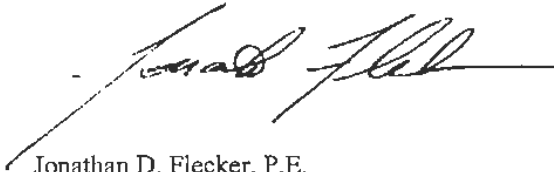
EXHIBIT G - ON SITE TRANSPORTATION REVIEW (OSTR)

Mr. James Doran
DORAN ENTERPRISES LLC
July 12, 2019
Page 5

Should you have any questions, please free to contact me directly at (916) 660-1555. You may also reach me via e-mail at jflecker@kdanderson.com.

Sincerely,

KD Anderson & Associates, Inc.



Jonathan D. Flecker, P.E.
Transportation Engineer



EXP 12/31/2019

Attachment: Figure 1

4041 Mother Lode Dr Fast Freddy's Lube Express OSTR 7-12-19.ltr

KDA

EXHIBIT H

BUSINESS OWNER FINDINGS DOCUMENTATION

Fast Freddy's Lube Express

4041 Mother Lode Drive
Shingle Springs, CA 95682
(530) 677-LUBE (5823)

2/19/20

To Whom It May Concern:

I took over operation of the former Eldorado Lube Express located at 4041 Mother Lode Drive in Shingle Springs in May of 2014. I changed the name to Fast Freddy's Lube Express with the intention of building a new reputation for the shop. It was difficult at first to increase our customer count but by providing honest, affordable, and quality service we have grown from 8 cars per day that first year to 26 cars per day in 2019. The community has been very supportive with very positive reviews on line. I am proud that we have been voted the "Readers' Choice for Oil Changes" by the readers of the Mountain Democrat for the last three years in a row.

With this Success we are currently maxing out our current facility and I find myself having to turn away business and it has shown in the almost stagnate car count from 2018 at 25 cars per day to 2019 with 26 cars per day. I am sure some of this is market saturation but I truly feel to continue to grow we need to expand our facility at our current location. In 2014 we only had one employee and currently employ three full time employees, with the expansion I would need to hire at least one more full time employee. Also as a result of our success our annual Sales Tax collected has grown from just under \$1900 the first year to over \$13,000 in 2019. Please see the attached Charts for detailed growth.

Any Consideration will be greatly appreciated.

Thank You,

Fred Wren / Owner Fast Freddy's Lube Express

EXHIBIT H BUSINESS OWNER FINDINGS DOCUMENTATION

Fast Freddy's Lube Express

4041 Mother Lode Drive
Shingle Springs, CA 95682
(530) 677-LUBE (5823)

2014	2015	2016	2017	2018	2019
Car Count	Car Count	Car Count	Car Count	Car Count	Car Count
8	12	17	22	25	26
	Percent Increase	Percent Increase	Percent Increase	Percent Increase	Percent Increase
	34%	29%	21%	15%	3%
2014	2015	2016	2017	2018	2019
Ticket Average	Ticket Average	Ticket Average	Ticket Average	Ticket Average	Ticket Average
\$57.55	\$65.70	67.08	64.32	65.40	65.86
	Percent Increase	Percent Increase	Percent Increase	Percent Increase	Percent Increase
	12%	2%	-4%	2%	1%
2014	2015	2016	2017	2018	2019
Daily Average Sales	Daily Average Sales	Daily Average Sales	Daily Average Sales	Daily Average Sales	Daily Average Sales
\$494.11	\$803.67	\$1,151.47	\$1,396.67	\$1,659.97	\$1,725.00
	Percent Increase	Percent Increase	Percent Increase	Percent Increase	Percent Increase
	39%	30%	18%	16%	4%
2014	2015	2016	2017	2018	2019
Gross Sales	Gross Sales	Gross Sales	Gross Sales	Gross Sales	Gross Sales
\$97,016	\$244,990	\$351,325	\$423,720	\$506,869	\$526,490
\$155,226	Percent Increase	Percent Increase	Percent Increase	Percent Increase	Percent Increase
	37%	30%	17%	16%	

EXHIBIT H

BUSINESS OWNER FINDINGS DOCUMENTATION

Fast Freddy's Lube Express in Shingle Springs, CA

carfax.com/Service-Shops-Fast-Freddys-Lube-Express-Shingle-Springs-CA_FQIYWDT001

Apps Brewery @ Camino Suggested Sites (1) Ultimate Hoops Rec... Commercial RE Science 2.0 - © The... The Ringer Parcel Inquiry Appli... Transportation Mai...

CARFAX Used Cars for Sale CARFAX Reports My Car Maintenance Used Car Values Research Help Sign In Sign Up

Overview

Reviews

Directions

Been to Fast Freddy's Lube Express?

View your Service History, check your recall status and more on CARFAX Car Care!

Go to Car Care

Home > Find a Shop > Shingle Springs, CA 95682 > Fast Freddy's Lube Express

Fast Freddy's Lube Express

4.8 ★★★★★ 38 Verified Reviews ✓

♥ 92 users favorited this shop

📍 4041 Mother Lode Dr (530) 677-5823
Shingle Springs, CA 95682

📘 Based on CARFAX Service History, **Fast Freddy's Lube Express** performs these services & works on these makes the most.

Top Makes Serviced
Toyota • Ford • Honda • Chevrolet • Nissan [View All](#)

Top Services Performed
Oil Change • Exhaust & Muffler Service

🌐 [View Website](#) ❤️ [Favorite This Shop](#)

EXHIBIT H

BUSINESS OWNER FINDINGS DOCUMENTATION



tacos, cheap dinner, Max's | CA 95682 

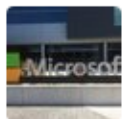
Restaurants ▾ Home Services ▾ Auto Services ▾ More ▾


Fast Freddy's Lube Express

 30 reviews [Details](#)

Smog Check Stations, Oil Change Stations, Auto Repair [Edit](#)

[★ Write a Review](#) [Add Photo](#) [Share](#) [Save](#)



Neil M.
Cameron Park, CA
 22 friends
 42 reviews
 1 photo

 11/9/2018

We have been taking our vehicles here for routine maintenance and smog checks since we moved to the area. Great service, reasonable prices, and very honest. There is a wait if you arrive late Saturday but that is a testament to the quality service.

As far as Zoe's comment about VW Bug service: we have found that issue at numerous service stations. My daughter had a convertible Beetle and a hardtop which we often found difficult to get serviced. Probably engineered by VW to force customers to get their vehicles serviced at the dealership.

[Useful](#) [Funny](#) [Cool 1](#)

EXHIBIT H

BUSINESS OWNER FINDINGS DOCUMENTATION



Walter S.
Santa Rosa, CA
59 friends
46 reviews

[Share review](#)

[Embed review](#)

★★★★★ 7/8/2019

Friendly staff, quick and efficient mechanics. Reasonable prices, usually in and out pretty quick. Can't go wrong!

Useful

Funny

Cool 1



Jennifer C.
Shingle Springs, CA
55 friends
28 reviews
13 photos

★★★★★ 5/27/2019

I have been taking my Lexus and my husbands dodge truck here for years. Smog checks and oil changes. They are honest fast and reliable. Very nice guys. I would recommend this business to family and friends.

Useful

Funny

Cool 1



Steven O.
Fernley, NV
0 friends
5 reviews
1 photo

[Share review](#)

[Embed review](#)

★★★★★ 5/31/2018 - Updated review

1 photo

Fast, friendly service at a good price! Knowledgeable crew who went above and beyond pointing out problems that were not part of their normal inspection. I will be back with all of my vehicles. Thanks Fast Freddy's!

EXHIBIT H

BUSINESS OWNER FINDINGS DOCUMENTATION



Samantha H.
San Jose, CA
103 friends
10 reviews
4 photos

★★★★★ 8/28/2018

1 check-in

I just moved to the area and found this place on Yelp. I went to get a smog check and I was probably there less than 20 mins. Freddy is super friendly and nice. It also helps that there was \$5 coupon off any service. Definitely will be back!

Useful 2 Funny Cool



Danielle M.
Shingle Springs, CA
1 friend
36 reviews
3 photos

★★★★★ 8/3/2018

1 check-in

Fast Freddy's Lube was great. They were fast and friendly. I've used them for a smog and oil change. I liked that they didn't waste my time trying to up sell me of services I didn't request. I'll be back.

Useful 1 Funny Cool 1



Brandon M.
Placerville, CA
6 friends
21 reviews
5 photos

★★★★★ 5/16/2018

1 check-in

Fast, quick and honest. Fred runs a great business. Went in to have my car smogged, out in less 20 min!

Useful 1 Funny Cool 1

EXHIBIT H


BUSINESS OWNER FINDINGS DOCUMENTATION

 **Lisa R.**
Benicia, CA
0 friends
14 reviews

★★★★★ 1/11/2019

Just as the ship is named, Freddy is fast. Freddy is fast and friendly. Nice Keurig coffee choices, comfortable and warm waiting area and clean bathroom. Two thumbs up!

Useful Funny Cool

 **Jason V.**
Cameron Park, CA
181 friends
22 reviews
9 photos

★★★★★ 9/15/2016

Lived in cp area for 5 years and am wondering why I didn't come here sooner.

Very pleasant people

Useful 2 Funny Cool 2

 **Adam W.**
Pacifica, CA
0 friends
27 reviews
4 photos

★★★★★ 2/23/2018

I took my truck there and got the oil changed fast! Freddie and Evan are so kind and one will get the feeling of real customer care. The Price is right, service is quick, and the company is good! two thumbs up

Useful Funny Cool 1

EXHIBIT H

BUSINESS OWNER FINDINGS DOCUMENTATION

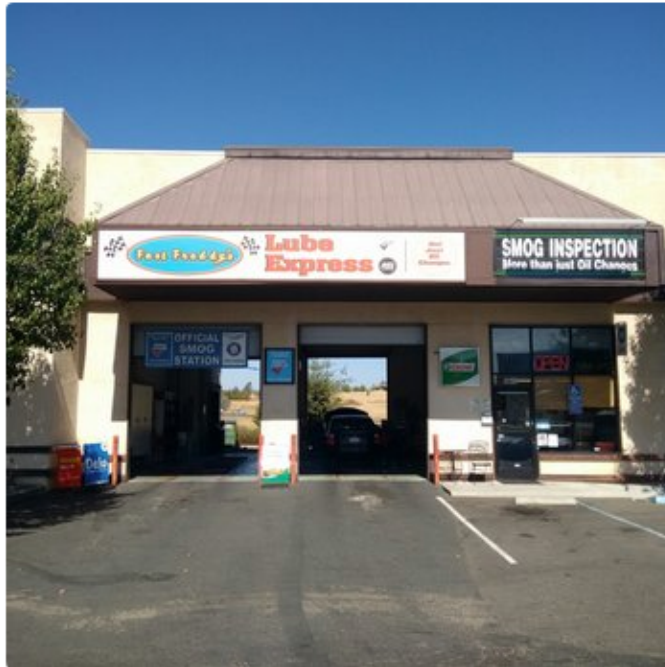


Drew K.
Sacramento, CA
103 friends
91 reviews
375 photos

[Share review](#)
[Embed review](#)

★★★★★ 9/20/2016
1 photo 1 check-in

Great experience! Very fast oil change (20 minutes) and they did a quick inspection and found that my tires were overinflated. Will be back.



Useful 1 Funny Cool 1



Ryan S.
San Jose, CA
189 friends
36 reviews
34 photos

[Share review](#)
[Embed review](#)

★★★★★ 9/20/2017
2 check-ins

Friendly, fast & feels like a family run business. Reasonably priced, no hint of any upsell, use of quality products, what more can you ask for? Basically a 180 degree change from Jiffy Lube.

Useful Funny Cool

EXHIBIT H

BUSINESS OWNER FINDINGS DOCUMENTATION



Angela S.
El Dorado Hills, CA
6 friends
27 reviews

★★★★★ 3/7/2017

I'm so thankful I found this place! I almost smogged my car at another shop a couple miles away for \$25 more. I'm glad I didn't. I stopped by without an appointment and there were several people in front of me but Fred was more than happy to fit me in. I was in and out in no time. Fred was very friendly as well. I will be back!

Useful 1 Funny Cool



Ron K.
Elk Grove, CA
71 friends
14 reviews
2 photos

★★★★★ 10/25/2014

2 check-ins

Our family has been bringing our cars here for years. The tech, Evan is a wealth of knowledge, and can fix just about anything. Since Fred bought the place a few months ago, the facility got a much needed make-over.

Honest shop, fair prices, and quick turn around times make this place worth the drive!

Useful 4 Funny Cool 1

EXHIBIT H

BUSINESS OWNER FINDINGS DOCUMENTATION



Mo D.
El Dorado Hills, CA
4 friends
23 reviews
4 photos

★★★★★ 12/14/2015

Decided to get my car smogged at Fast Freddy's based on the great yelp reviews. Fast Freddy's did not disappoint! While there are many places to get your car smogged, few places truly appreciate your business. I also like the "no hidden fees" pricing! Fast Freddy's will now be my goto place for smogs. Based on this experience, I'll be back when I'm due for an oil change!

Useful 1

Funny

Cool 1



Abigail Q.
Camino, CA
61 friends
27 reviews
7 photos

★★★★★ 1/20/2017

1 check-in

Came here today for a smog check. Fred was very professional and funny. Everything was done in less than 30 minutes.

Useful 1

Funny

Cool



Mia R.
Cameron Park, CA
86 friends
10 reviews

★★★★★ 12/30/2014

1 check-in

Today I needed a smog check, after finding this shop on Yelp, I decided to give them a try. They were friendly, fast and efficient. I look forward to trying them out for my future car needs. They also honored the \$10 off yelp offer.

Useful 2

Funny

Cool

EXHIBIT H

BUSINESS OWNER FINDINGS DOCUMENTATION



Sue G.
Folsom, CA
324 friends
117 reviews
715 photos

★★★★★ 12/3/2014

FANTASTIC PLACE! Reasonably priced with great work. New owner (Fred) is helpful & kind; the Mechanic (Evan) is talented & more than capable. They do some repairs here too! ABSOLUTELY HIRE THESE GUYS for your car needs!!



Useful 2



Funny



Cool



Laura M.
Kirkland, WA
2 friends
8 reviews

★★★★★ 7/3/2015

Yep! So great Fred bought this place! We had stopped going there because the former owner was kinda rude. Fred is awesome! Took two vehicles there today. Great service! Highly recommend! !@



Useful 1



Funny



Cool



Debra A.
Rancho Cordova, CA
0 friends
7 reviews
1 photo

★★★★★ 4/8/2015

Fred at Fast Freddy's is a life saver. My son and his daughters were visiting from Baja California in a borrowed Jeep Cherokee. He was on his way home and noticed his brakes were not working properly after leaving my house in El Dorado. Luckily he pulled into Gold Harvest before getting on Highway 50 and his brakes went out altogether. Fred checked out his Jeep and found that the brake line in the back was completely severed and all the brake fluid had leaked out. Fred was able to fix it within a few hours and the charge was very reasonable. My son and I am very thankful for his help.



Useful 1



Funny



Cool 1

EXHIBIT H

BUSINESS OWNER FINDINGS DOCUMENTATION

Fast Freddy's Lube Express

1041 Mother Lode Dr, Shingle Springs, CA

[Write a review](#)

4.8 ★★★★★ 93 reviews

Sort by: Most relevant

All

smog 14

vehicle 6

mechanic 4

feel 3

checks 3

professional 3



70 reviews

★★★★★ a month ago

The owner and the technicians are very accommodating. I feel that they care about their customers. I bring my car there over the last 2 years and I have never been disappointed.

Like



Christina Judd

8 reviews

★★★★★ 5 days ago

Fast freddys has great service and prices. We have been WELL taken care of every time.

Like



Torrey Moe

2 reviews

★★★★★ 3 months ago

Wonderful service! So grateful for giving additional recommendations for other services for my car. Thank you so much!

Like



Valerie Baker

Local Guide 53 reviews 26 photos

★★★★★ a month ago

Great service with a smile, even on a super busy day. Reasonable prices.

Like

EXHIBIT H

BUSINESS OWNER FINDINGS DOCUMENTATION



Elly Vigil

2 reviews

★★★★★ 8 months ago

This place is awesome! Friendly staff and quality services! They have always gone above and beyond for any service I've had done there. Also, their pricing is always the best. If you haven't already tried this place for a smog or oil ... [More](#)



Adam Vanegas

Local Guide · 36 reviews · 3 photos

★★★★★ 4 months ago

Snagged a few pens, to distribute to friends. Highly recommend. Updated equipment was able to read flex fuel car emissions where other shops couldn't smog mine



Matt Dillon

9 reviews · 1 photo

★★★★★ a month ago

Great service and always go a little extra to make sure you are safe on the road



Janet Arnold

5 reviews · 31 photos

★★★★★ a week ago

Great service and pricing for smog and oil changes.



Sean Scollard

2 reviews

★★★★★ 6 months ago

Fred is honest and fair when it comes to vehicle maintenance. I love coming in and catching up with him. Great staff excellent service.



EXHIBIT H

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Amanda Almond

Local Guide · 25 reviews · 29 photos

★★★★★ 5 months ago

Kind, helpful, fast, and fair! Nice to find straightforward honest mechanics that dont just upcharge you for everything



Joel Butler

2 reviews

★★★★★ 7 months ago

Went for a simple oil change. Was not disappointed. Was in and out of there in no time, and they even topped off the air in my tires.



Debra Kellogg

3 reviews

★★★★★ 6 months ago

Very honest reliable service. Everything was explained to me in detail. Excellent quality work.



Mark Goetz

Local Guide · 15 reviews · 1 photo

★★★★★ 3 months ago

At Freddy's they are fast efficient and most important honest.



EXHIBIT H

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Suzanne Galindo

4 reviews

★★★★★ 8 months ago

Finding a decent mechanic since I have moved up to Northern Nevada has been expensive and typical of services paid for not done. I was referred to Chris Zema all the way in Shingle Springs, CA @ Fast Freddy's and I will continue to drive up here to have my Chevy Tahoe worked on. The gas expense is worth the money saved in the long run.



Like



Diana Fenske

36 reviews

★★★★★ a day ago

Friendly staff and great automotive service



comm cont

4 reviews

★★★★★ 9 months ago

This place gets all my vehicles (6) for everything...Thanks for your honesty, professionalism and good feelings. That is sooo hard to find. This was a shared discussion amongst the other patrons in the wait area.



1



Kristin Morris

2 reviews 1 photo

★★★★★ 6 months ago

Freddie is always so nice and tries to break down in explanation what is wrong with your vehicle and why it would need certain things ♡



1

EXHIBIT H

BUSINESS OWNER FINDINGS DOCUMENTATION



Rachel Carpender

1 review

★★★★★ 7 months ago

Been here to get smog checks twice. Always quick, pleasant, and best prices around.



Alesia Ekness

18 reviews · 3 photos

★★★★★ 6 months ago

Great customer service and fast service for a smog!



Curtis Malone

Local Guide · 19 reviews · 6 photos

★★★★★ 9 months ago

These guys are awesome. didn't have an appointment and they still got me in and out in no time I'll definitely be going back to them.



Kathleen Silver

Local Guide · 21 reviews

★★★★★ a year ago

These are the nicest people and they are so fast you don't even have time to sit down and you're done! Stay fabulous! Stay good! You're one of the very few left!



Ashley Hansen

Local Guide · 21 reviews · 2 photos

★★★★★ 4 months ago

Freddie and staff are amazing!



Nick B

8 reviews · 7 photos

★★★★★ 6 months ago

They are always very nice.



