



Fix Pepper Drive Association

Landscape Path Project

OVERVIEW

Fix Pepper Drive Association (“FPD”), incorporated as a 501(c)3 nonprofit organization, seeks funding for a portion of an overall improvement plan along Pepper Drive. The initial Project Plan (the “Project”) covers Zones 1-3 (below), with future grants and donations to cover other 3 Zones under other plans, grants and designs. The project area includes .55 miles along Pepper Drive, of which 28% (.155 miles) have existing sidewalks.

FPD has identified targets for multiple future projects that include permanent sidewalks, improved curbing, landscaping, a community park, underground utilities, identification signing, bike lanes and crosswalks primarily along Pepper Drive from Graves Avenue on the western end to 2nd Street on the eastern end. Primarily this is County of San Diego jurisdiction, with a small (one block - .1 mile) section in the City of Santee at the far western end near Graves Avenue. This .55-mile proposal covers mostly County of San Diego area (.45miles) with one side of a single block in the City of Santee (.1 mile) adjacent to Graves Avenue.

ZONE DEFINITIONS

FPD has divided our target area on Pepper Drive into discrete Zones for improvements, with phased projects along each Zone. Each Zone has somewhat cohesive attributes that differentiate it from surrounding areas. The Zones included in this Grant Application are:

ZONE 1 – Graves Avenue to Teton Drive (.1-mile, north side of Pepper Drive only)

ZONE 2 – Teton Drive to Poinciana Drive (.2 miles, both sides of Pepper)

ZONE 3 – Poinciana Drive to Bates Lane (.25 miles, primarily north side of Pepper)

Not included in this project are:

ZONE 4 – Bates Lane to Mollison Avenue (.15 miles)

ZONE 5 – Mollison Avenue to 1st Street (.35 miles)

ZONE 6 – 1st Street to 2nd Street (.6 miles)



The initial Zones included in this Project were chosen as they are adjacent to Pepper Drive Elementary School, already have some existing sidewalks and need relatively little grading. Zones 4 and 5 include narrow clearances, older pepper trees, and grading issues that will require significantly more design work, and Zone 6 is a much longer area with lower student traffic.

PATH SPECIFICATIONS

The Project path will consist of Decomposed Granite (“DG”) bordered by steel or wood edging, 5 feet wide (where practical), connecting existing sidewalks and curb cuts. For this Project, as this is intended to be only an interim path solution for the gross pedestrian safety issues along Pepper Drive, no new curbing or other accessibility improvements are planned. The intention is to remove trip hazards and blockages to general pedestrian traffic that have caused injury and death due to people walking in the line of traffic along the Project area. Future projects are contemplated that will address more permanent solutions for accessibility, drainage and other uses of this main artery of the local community. Essentially, this is a path and not contemplated to be the final solution for the location, material or design of the final version of pedestrian use along Pepper Drive.

TECHNICAL SPECIFICATIONS

PART 1 – GENERAL

This Project will include a two-layer aggregate and decomposed granite path bordered by steel or treated wood edging.

Workers should not install decomposed granite surfacing when subbase course is muddy or saturated with standing water and should perform work in dry weather when subgrade is sufficiently stable to be properly compacted.

PART 2 - MATERIALS

Both the Sub-base and Base should be high quality materials consisting of sound, angular, durable stone particles, free from clay lumps, organic materials, or other deleterious substances. The path shall consist of 4 components:

1. SUBBASE COURSE MATERIALS – should comply with MTO OPSS 1010 – “Material Specification for Aggregates – Granular A, B, M and Select Subgrade Material” specification for Granular A material, also known as road rock, road gravel, aggregate



base, AB, asphalt base and 3/4" minus, per the standard is set by Cal Trans - most common is 3/4" aggregate base Class 2.

2. BASE MATERIAL: Decomposed Granite (“DG”) – per specifications in ADDENDUM D.
3. EDGING: 3/16-inch-thick x 4-inch deep steel plate with overlapping joints or 1-1/2” thick x 3-1/2” deep treated wood
4. STAKES: 3/16-inch x 16-inch-long x 1 3/4-inch wide at top tapering to point at bottom; locate at 36-inch on center maximum.

PART 3 – INSTALLATION

Edging: Install edging flush with the planned top of the decomposed granite surfacing. Provide sufficient stakes to secure edging in place during and after decomposed granite surfacing material installation.

Subgrade: Proof-roll the subgrade with heavy pneumatic-tired equipment to locate unstable areas and to identify soft pockets and areas of excess yielding. Do not proof-roll wet or saturated subgrades.

1. Excavate soft spots, unsatisfactory soils, and areas of excessive pumping or rutting, as determined by Landscape Architect, and replace with compacted backfill or fill as directed.
2. The surface of the completed subgrade shall be bladed to a smooth and uniform texture.
3. The finished subgrade shall be uniform and free from deleterious debris such as organic materials, nails, stones and loose soil.
4. Subbase: Install aggregate subbase to a compacted depth of 4 inch minimum for pedestrian traffic, in accordance with manufacturer’s recommendations. Compact to a minimum 95% density with a one to three-ton roller or compactor. In small areas that are difficult to access with compaction equipment, hand tamping may be performed with multiple passes to achieve the required density.
5. Lightly spray surface area following compaction. Do not disturb aggregate surface with spray action.
6. Base: Spread decomposed granite mix evenly and smoothly before compacting. Allow for 20-25% compaction. Screeed if possible.



7. Wet the mix to ensure water has penetrated the full depth of the decomposed granite surfacing material, and roll each lift to form a uniform, smooth surface with a cross slope of 2% maximum. Grade and smooth to the required elevation; compact with 1-3 ton drum roller or compactor.
8. An herbicide should be applied to the finished path, registered by the EPA, and not classified as "restricted use" for locations and conditions of application. Application of the herbicide shall pose no short or long term health threats to the installer or the general public.

PART 4 - INSTALLATION TOLERANCES

1. Decomposed Granite Surfacing Thickness: 3 inches, allow for 20-25% compaction.
2. Subbase Course: 4 inches plus or minus 1/2-inch.
3. Surface Course: Plus 1/4-inch, no minus.
4. Decomposed Granite Surfacing Smoothness: Produce a surface smoothness within 1/4-inch tolerance when measured with a 10-foot straightedge.
5. Minimum Compacted Thickness: 3-inches. Surface shall follow grades per plans. Remove crown, allow 1-2% cross pitch. Completed surface shall be of consistent quality and shall not have depressions or humps greater than 1/4-inch in 10-feet

PROJECT PLANNING

1. Preliminary engineering – finding a licensed civil engineer to prepare concept layouts, cost estimates, and feasibility studies.
2. Surveying & base mapping – establishing right-of-way, property limits, and existing utilities.
3. Design engineering – preparation of construction plans, profiles, details, and technical specifications.
4. Permitting and approvals – submitting plans for review and approval through the County's Planning & Development Services and coordinating with other agencies/utilities as needed.
5. Right-of-way coordination – confirming sufficient ROW exists for sidewalks and addressing any encroachment or easement needs.
6. Construction administration – contractor oversight, inspections, materials testing, and compliance monitoring.



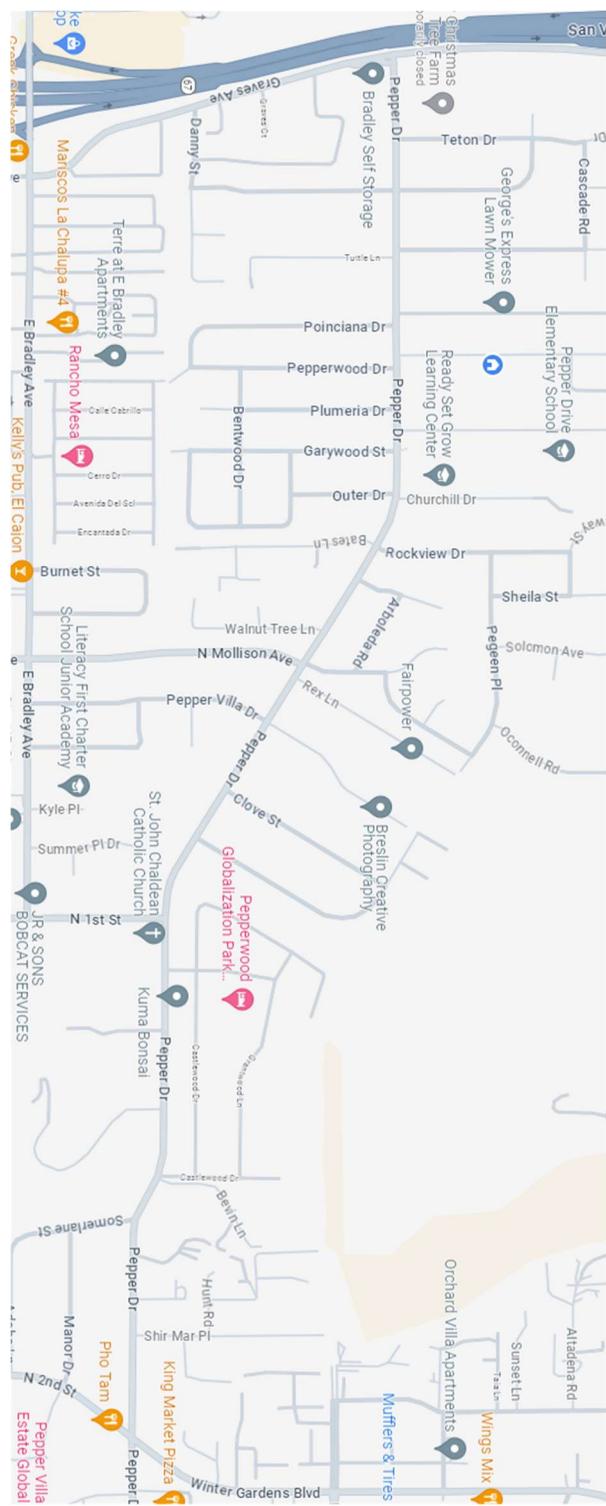
7. Final acceptance – submitting as-builts, inspections, and close-out documents to the County for review before the improvements are accepted into the public right-of-way.

PART 5 – TIMELINE

This Grant application is projected to be complete and submitted by the end of 2025, target completion of the path is end of summer 2026.



ADDENDUM A – Fix Pepper Drive Area Map

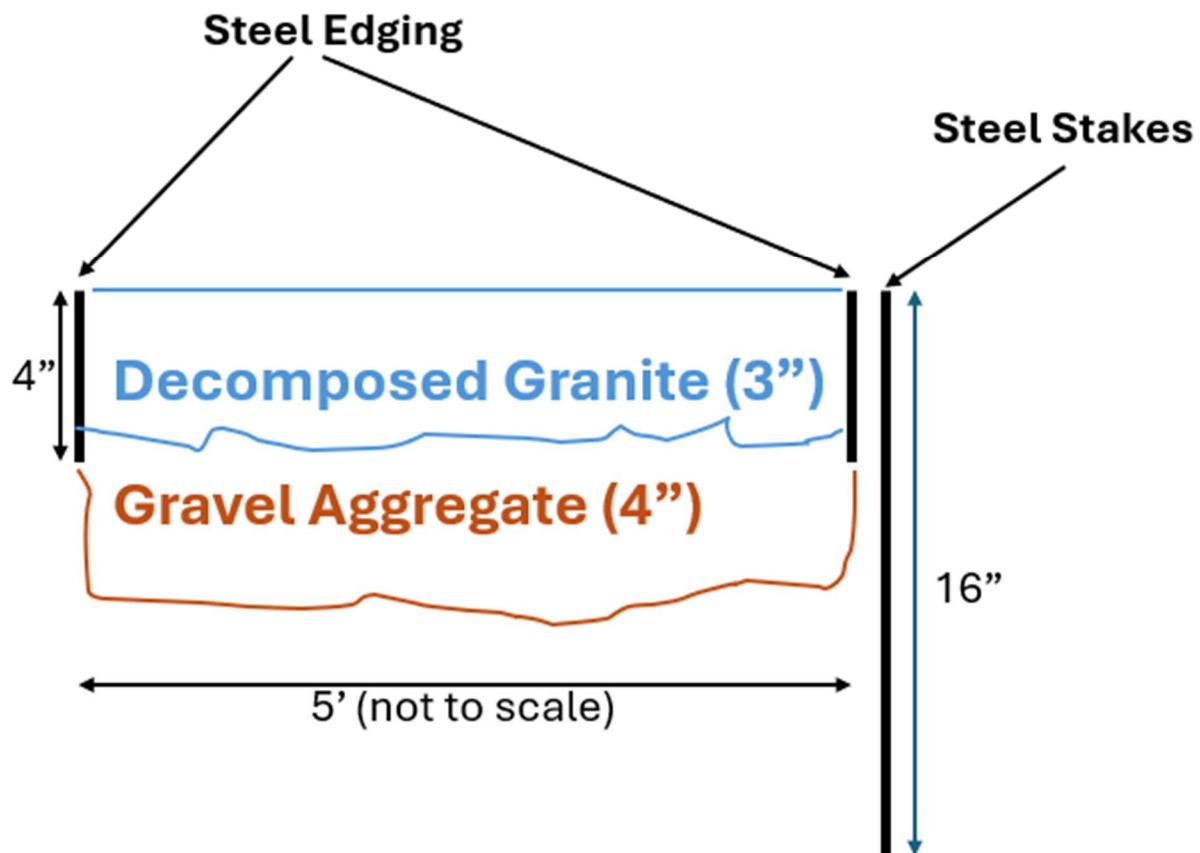




ADDENDUM B – Sidewalk Statistics

			Paved Sidewalk	
Zone	Jurisdiction	Total Length	%	Miles
1	Santee	0.1	30%	0.030
2	County	0.2	0%	0.000
3	County	0.25	50%	0.125
4	County	0.15	0%	0.000
5	County	0.35	0%	0.000
6	County	0.6	6%	0.036
	Miles:	1.65		0.191
	EXISTING SIDEWALKS:			12%
		COUNTY TOTAL:		10%

ADDENDUM C – Path Design





ADDENDUM D – Material Specifications

Standard Pathway Optimal Gradation		
Sieve	Sieve Size (mm)	Percent Passing
3/8"	9.51	100%
#4	4.76	80-100%
#8	2.36	65-90%
#16	1.18	40-60%
#30	0.6	25-55%
#50	0.3	15-35%
#100	0.149	10-20%
#200	0.074	7-15%



ADDENDUM E – Project Design

See separate file for detailed drawings for each section