



Fix Pepper Drive

Proposed Path Design

Zone 1 - Graves Ave. to Teton Drive

Zone 2 – Teton Drive to Poinciana Drive

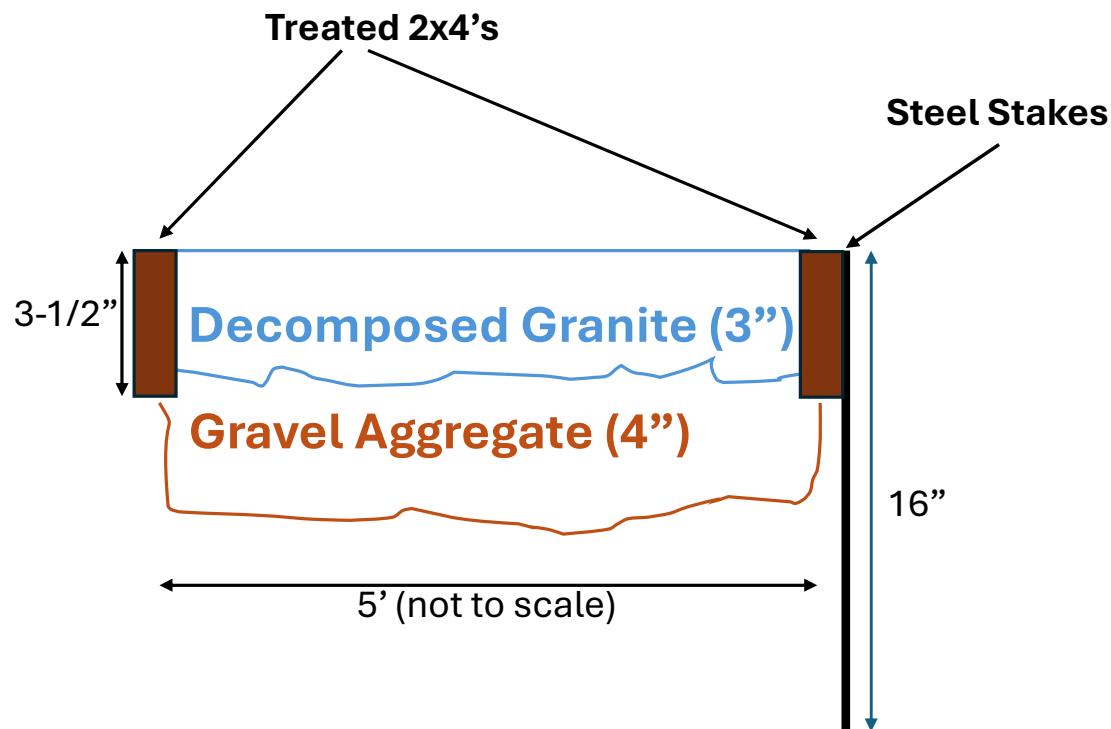
Zone 3 – Poinciana to Rockview/ Bates Lane

Note that these are proposed configurations, conforming to areas covered under a Neighborhood Reinvestment Program Grant for adjoining sections of Pepper Drive in the unincorporated area of San Diego County. City of Santee has jurisdiction over the north side of Pepper Drive from Graves Avenue to Teton Drive – the remainder of Pepper Drive in this project is unincorporated



Fix Pepper Drive Path Project

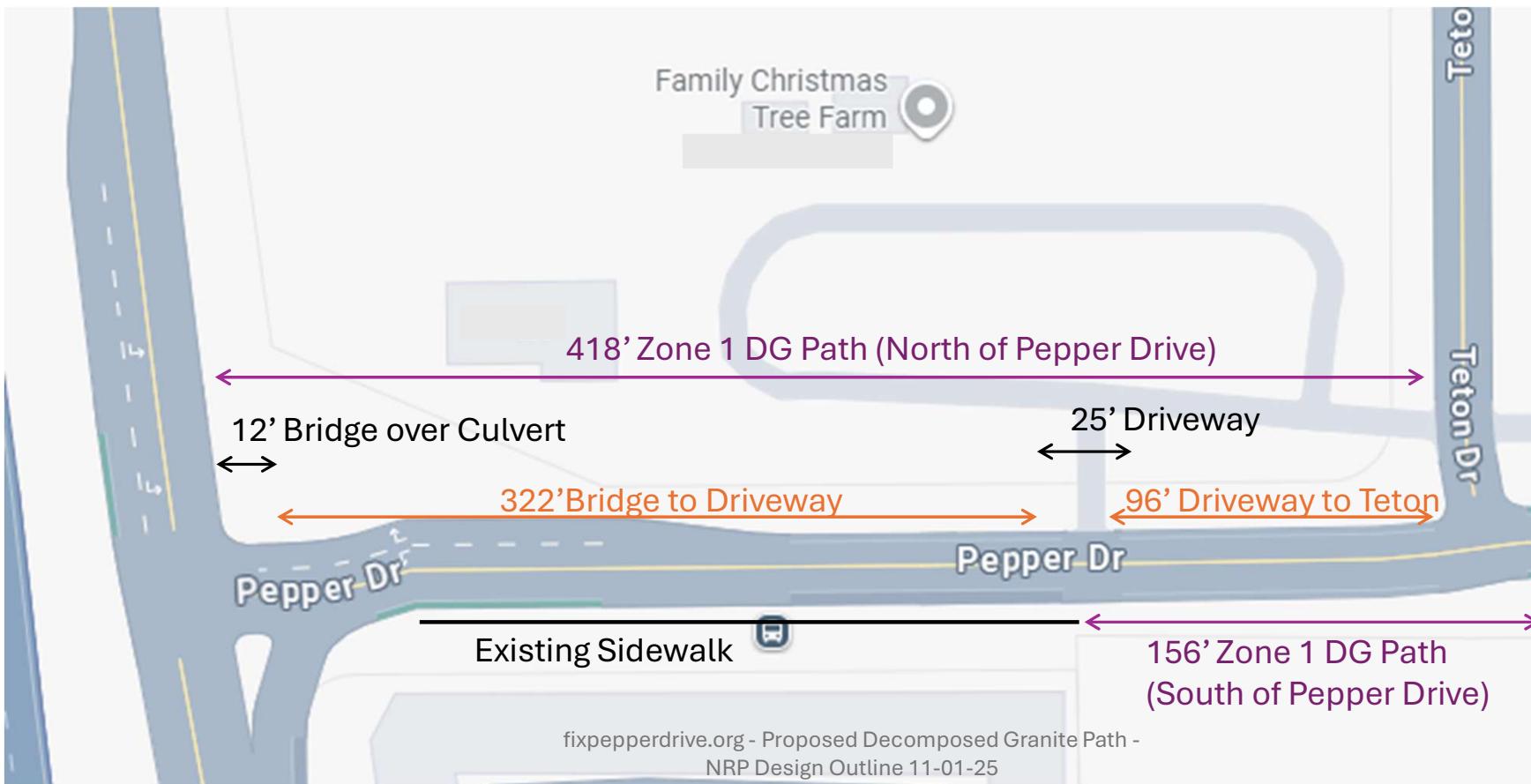
Component Diagram





Fix Pepper Drive Path Project

Zone 1 – Graves to Teton





Fix Pepper Drive – Proposed Path Design

ZONE 1 Graves to Poinciana - PHOTO





Fix Pepper Drive – Zone 1 – Graves to Teton

NORTH SIDE – First Section



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NRP Outline 11-01-25



Fix Pepper Drive – Zone 1 – Graves to Teton

NORTH SIDE – Second Section





Fix Pepper Drive – Zone 1 – Graves to Teton

NORTH SIDE – Third Section

**4' Clearance
Tree to Fence**



5' Decomposed Granite Path





Fix Pepper Drive – Zone 1 – Graves to Teton

NORTH SIDE – Fourth Section

**4' Clearance
Olive Tree to Fence**

**3' Clearance
Palm Tree to Fence**



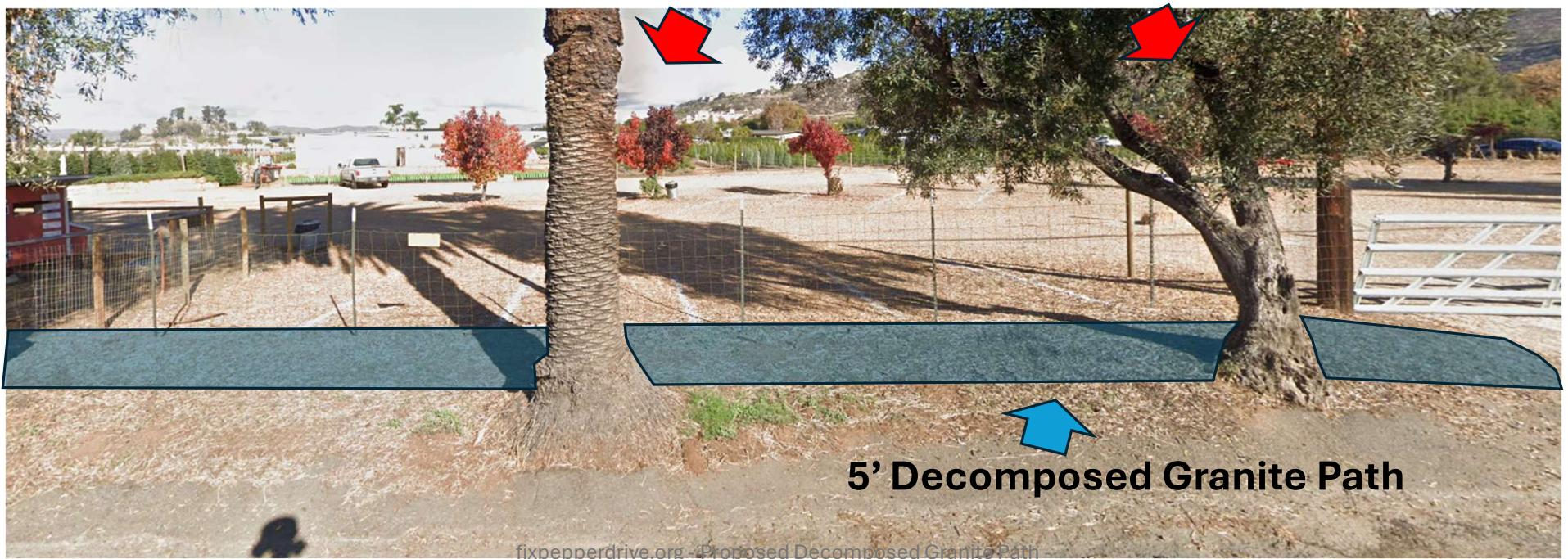


Fix Pepper Drive – Zone 1 – Graves to Teton

NORTH SIDE – Fifth Section – Up to Tree Farm Main Gate

**3' Clearance
Palm Tree to Fence**

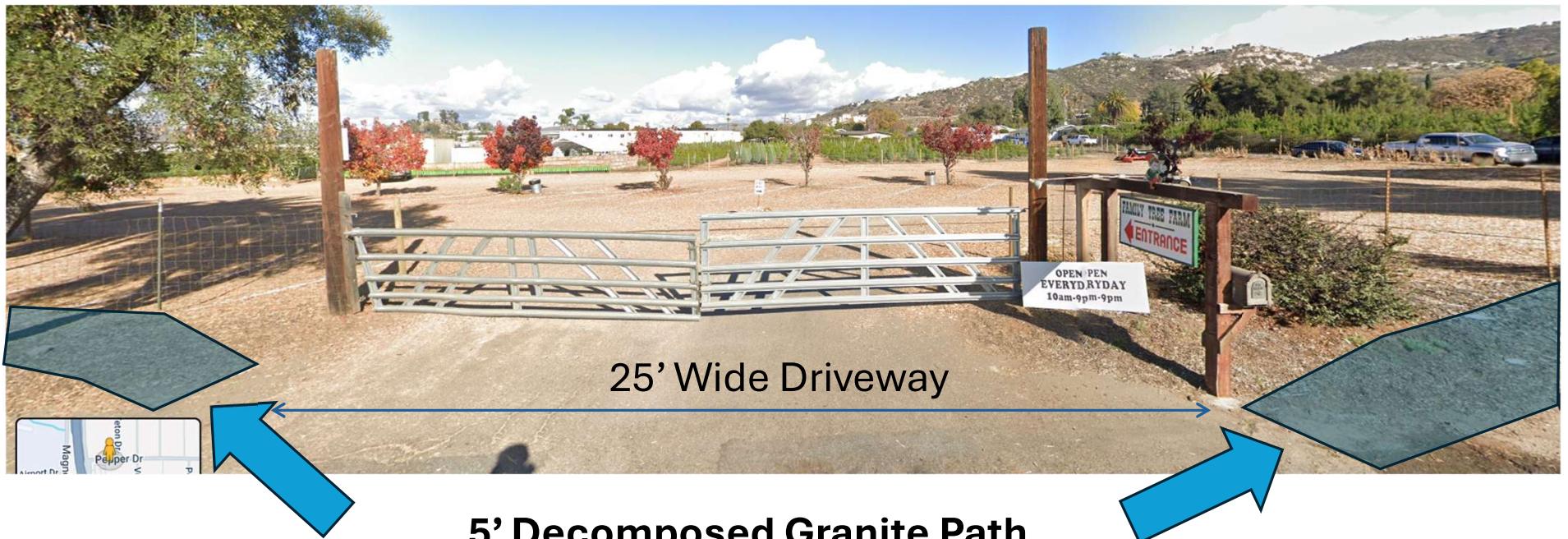
**3' Clearance
Olive Tree to Fence**





Fix Pepper Drive – Zone 1 – Graves to Teton

NORTH SIDE – Sixth Section – Tree Farm Main Gate





Fix Pepper Drive – Zone 1 – Graves to Teton

NORTH SIDE – Seventh Section – East of Main Gate



5' Decomposed Granite Path



Fix Pepper Drive – Zone 1 – Graves to Teton

NORTH SIDE – Eighth Section – West of Teton



5' Decomposed Granite Path

**Existing
Curb
Cut**



Fix Pepper Drive – Zone 1 – Graves to Teton

SOUTH SIDE – Junction with Existing West Sidewalk to Graves



5' Decomposed Granite Path



Fix Pepper Drive – Zone 1 – Graves to Teton

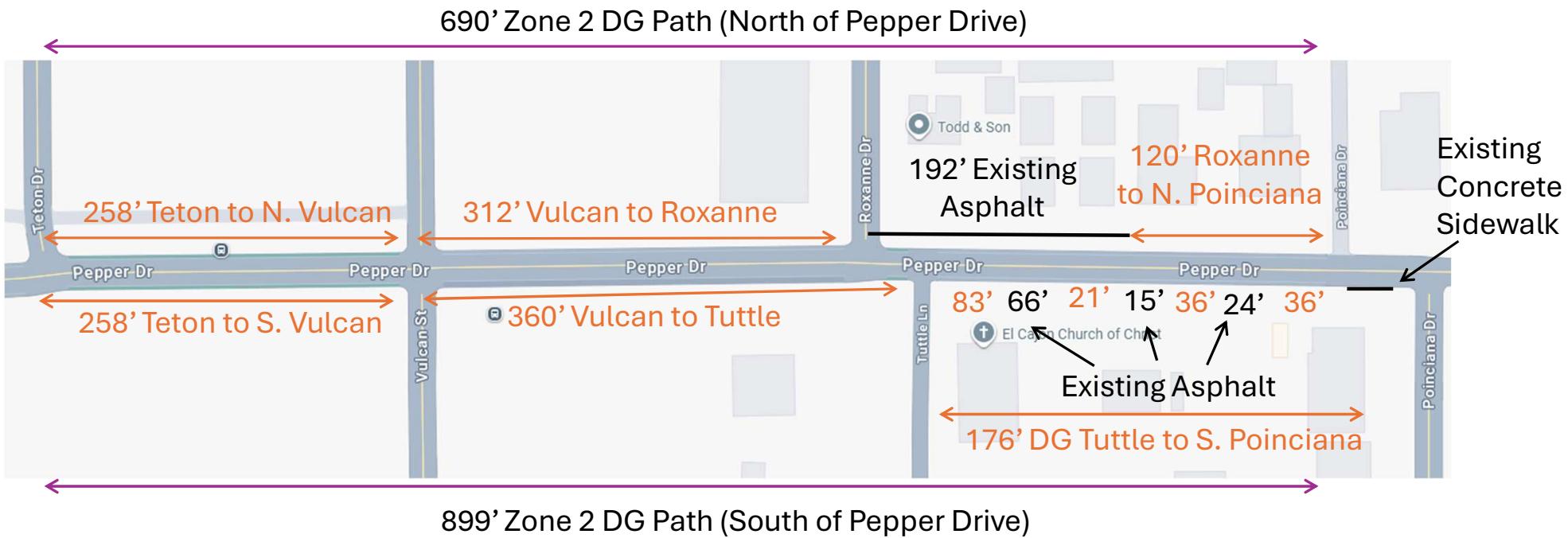
**SOUTH SIDE – Up to Tree Farm South Parking Lot Entrance
(City of Santee City Limit)**



5' Decomposed Granite Path

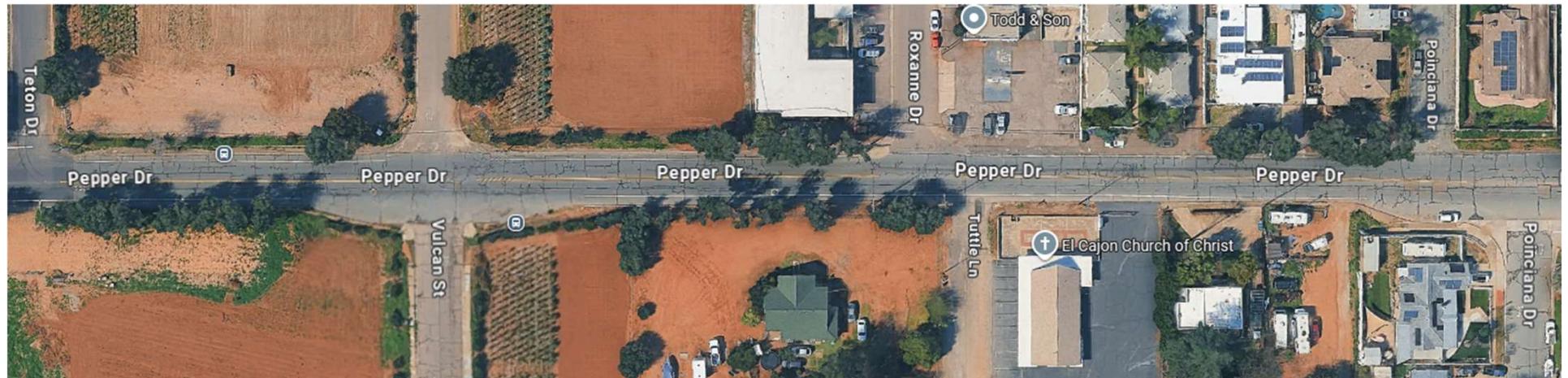


Zone 2 (Teton to Poinciana)





ZONE 2 – Teton to Poinciana - PHOTO





Proposed Path Design – Zone 2 – Teton to Poinciana

NORTH SIDE – First Section - Teton to Vulcan



**20' Long, 5' Wide Decomposed
Granite Path**

**Patch Damaged Asphalt or
Replace with Decomposed Granite**



Proposed Path Design – Zone 2 – Teton to Poinciana

NORTH SIDE – Second Section - Teton to Vulcan

4' Clearance Pole to Wall



3' Clearance Tree to Wall

**Repair Asphalt or
Replace with DG**

**Remove
Concrete Wall**



Proposed Path Design – Zone 2 – Teton to Poinciana

NORTH SIDE – Fourth Section - Teton to Vulcan



**Remove Damaged Asphalt Path & Concrete Wall -
Replace with 5' Decomposed Granite Path**



Proposed Path Design – Zone 2 – Teton to Poinciana

NORTH SIDE – Last Section - Teton to Vulcan



3' Clearance Tree to Fence

**Remove Damaged Asphalt Path -
Replace with 5' DG Path**



Proposed Path Design – Zone 2 – Teton to Poinciana

NORTH SIDE – First Section between Vulcan and Roxanne



Needs Curb Cut

**Repair Damaged Asphalt Path and/or
Install 5' DG Path**



Proposed Path Design – Zone 2 – Teton to Poinciana

NORTH SIDE – Second Section between Vulcan and Roxanne



**Remove Damaged Asphalt Path as needed -
Lay 5' DG Path to inside**



Proposed Path Design – Zone 2 – Teton to Poinciana

NORTH SIDE – Third Section between Vulcan and Roxanne

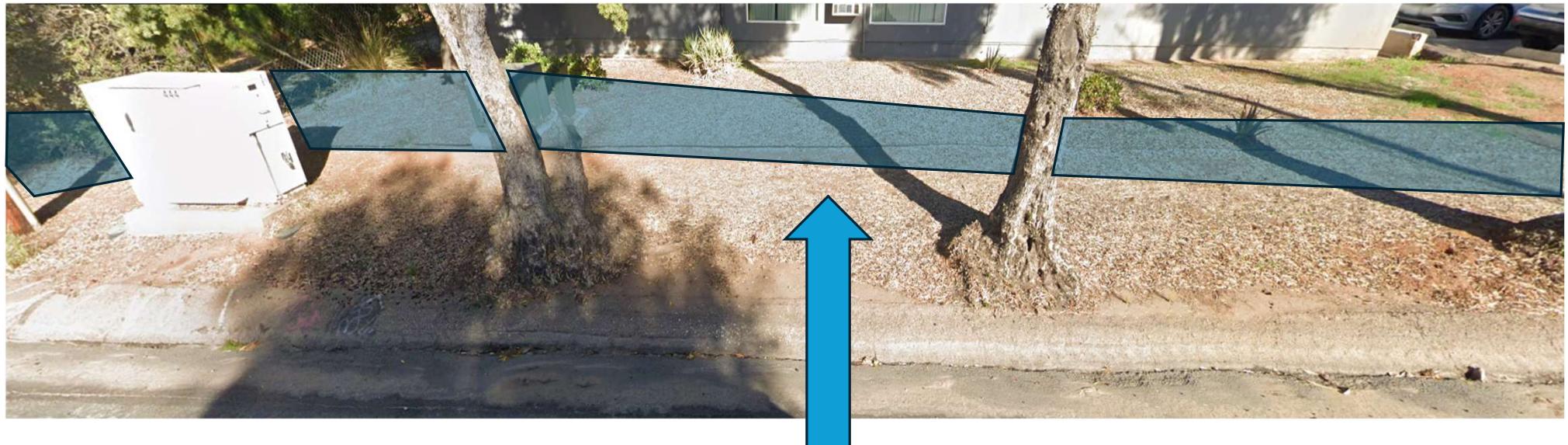


**Leave Damaged Asphalt Path -
Run 5' Decomposed Granite Path to the inside**



Proposed Path Design – Zone 2 – Teton to Poinciana

NORTH SIDE – Fourth Section between Vulcan and Roxanne



5' Decomposed Granite Path



Proposed Path Design – Zone 2 – Teton to Poinciana

NORTH SIDE – Fourth Section between Vulcan and Roxanne



5' Decomposed Granite Path

Needs Curb Cut



Proposed Path Design – Zone 2 – Teton to Poinciana

NORTH SIDE – First Section between Roxanne and Poinciana



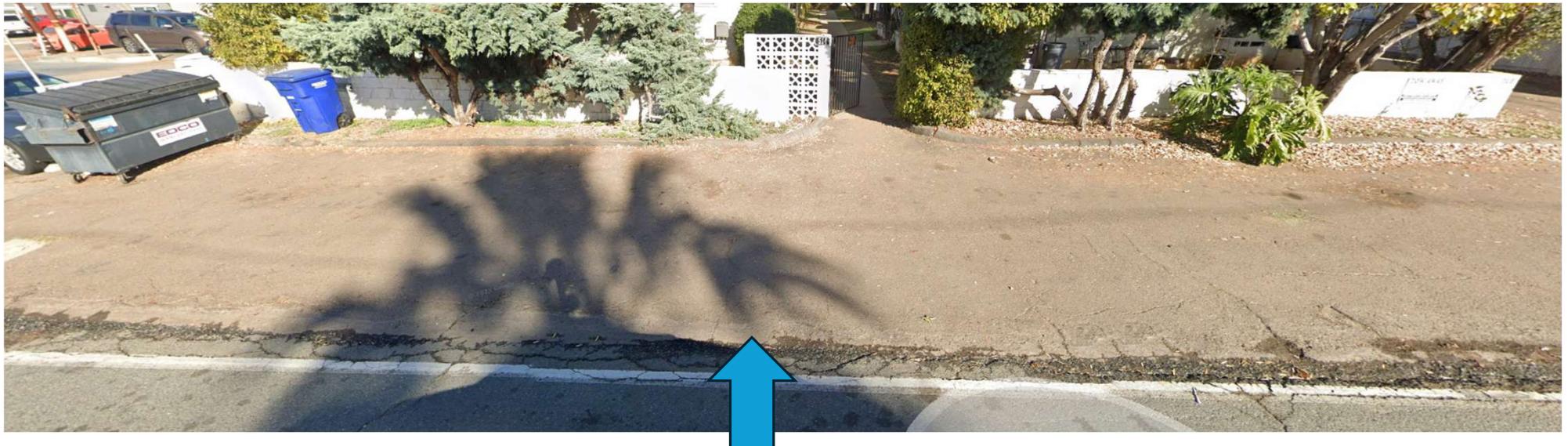
Note Traffic Fatality
Memorial

Asphalt in Acceptable Condition –
Leave as is



Proposed Path Design – Zone 2 – Teton to Poinciana

NORTH SIDE – Second Section between Roxanne and Poinciana



**Asphalt in Acceptable Condition –
Leave as is**



Proposed Path Design – Zone 2 – Teton to Poinciana

NORTH SIDE – Third Section between Roxanne and Poinciana



Needs Curb Cut

5' Decomposed Granite Path

Asphalt in Acceptable Condition –
Leave as is



Proposed Path Design – Zone 2 – Teton to Poinciana

NORTH SIDE – Fourth Section between Roxanne and Poinciana



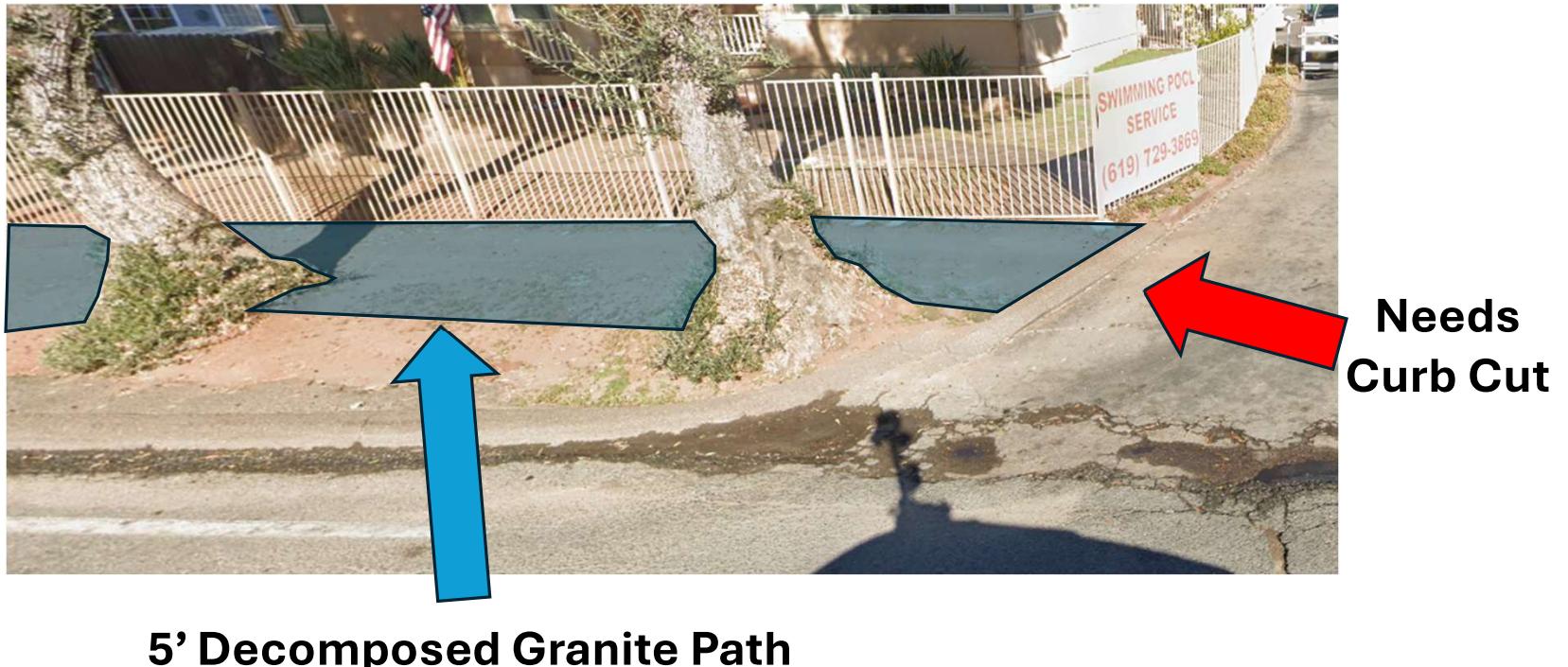
Existing Concrete Driveway

5' Decomposed Granite Path



Proposed Path Design – Zone 2 – Teton to Poinciana

NORTH SIDE – Final Section between Roxanne and Poinciana





Proposed Path Design – Zone 2 – Teton to Poinciana

SOUTH SIDE – First Section of Santee City Limit to Vulcan



Remove 1 Trunk
1' Clearance Now –
Would make
3' Clearance
with Road

5' Decomposed
Granite Path

3' Clearance
Between Trees
And Road

4' Clearance
Between Tree & Fence
And Light Pole & Fence



Proposed Path Design – Zone 2 – Teton to Poinciana

SOUTH SIDE – Second Section of Santee City Limit to Vulcan



5' Decomposed Granite Path



Proposed Path Design – Zone 2 – Teton to Poinciana

SOUTH SIDE – Third Section of Santee City Limit to Vulcan



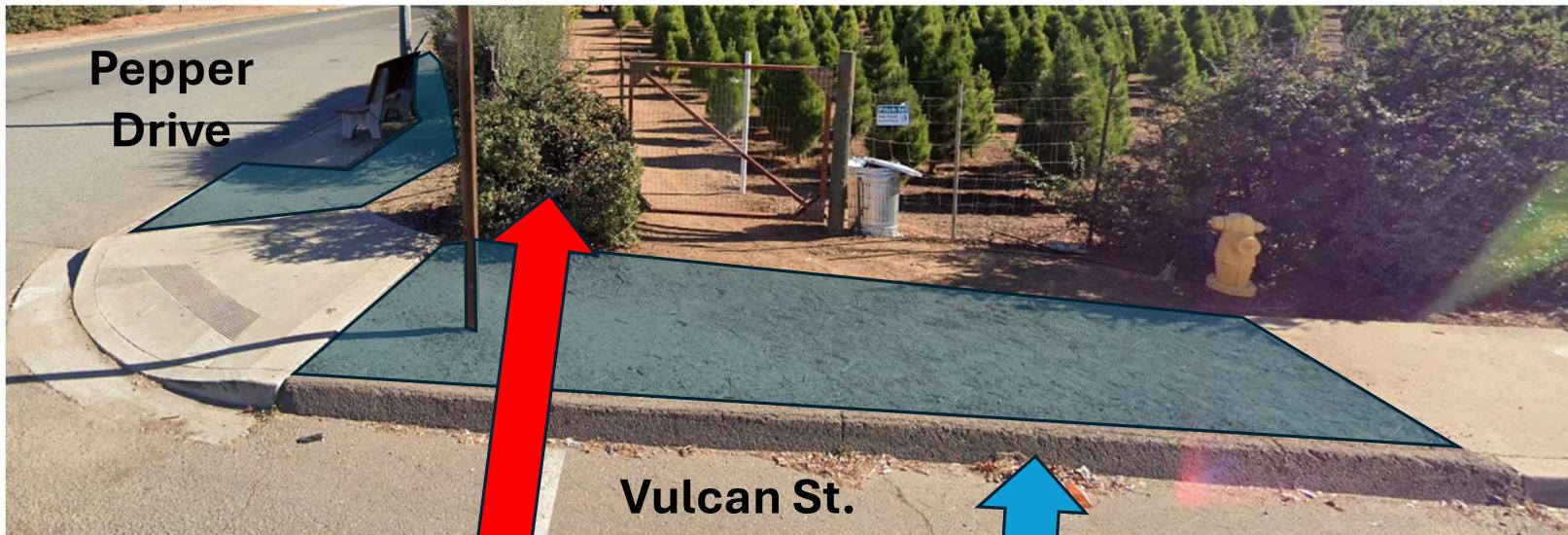
Path Continues 19'
Meets Existing
Concrete Sidewalk
On Vulcan

5' Decomposed Granite Path



Proposed Path Design – Zone 2 – Teton to Poinciana

SOUTH SIDE – First Section of Vulcan to Tuttle



**Bushes Need
Trimming For 5'
Clearance**

**5' Decomposed Granite Path
extends 20' to meet
existing sidewalk**



Proposed Path Design – Zone 2 – Teton to Poinciana

SOUTH SIDE – Second Section of Vulcan to Tuttle



5' Decomposed Granite Path



Proposed Path Design – Zone 2 – Teton to Poinciana

SOUTH SIDE – Second Section of Vulcan to Tuttle



2' Clearance
to Road

3' Clearance
to Road

5' Decomposed Granite Path



Proposed Path Design – Zone 2 – Teton to Poinciana

SOUTH SIDE – Third Section of Vulcan to Tuttle



**5' Decomposed
Granite Path**

**2' Clearance
to Road**

**2' Clearance
to Road**

**3' Clearance
to Road**

**2' Clearance
to Road**



Proposed Path Design – Zone 2 – Teton to Poinciana

SOUTH SIDE – Fourth Section of Vulcan to Tuttle



**3' Clearance
Between Pole
And Tree**

**3' Clearance
Between Cable
And Tree**

**5' Decomposed
Granite Path**



Proposed Path Design – Zone 2 – Teton to Poinciana

SOUTH SIDE – Final Section of Vulcan to Tuttle



Need Curb Cut

3' Clearance Between Sign And Road

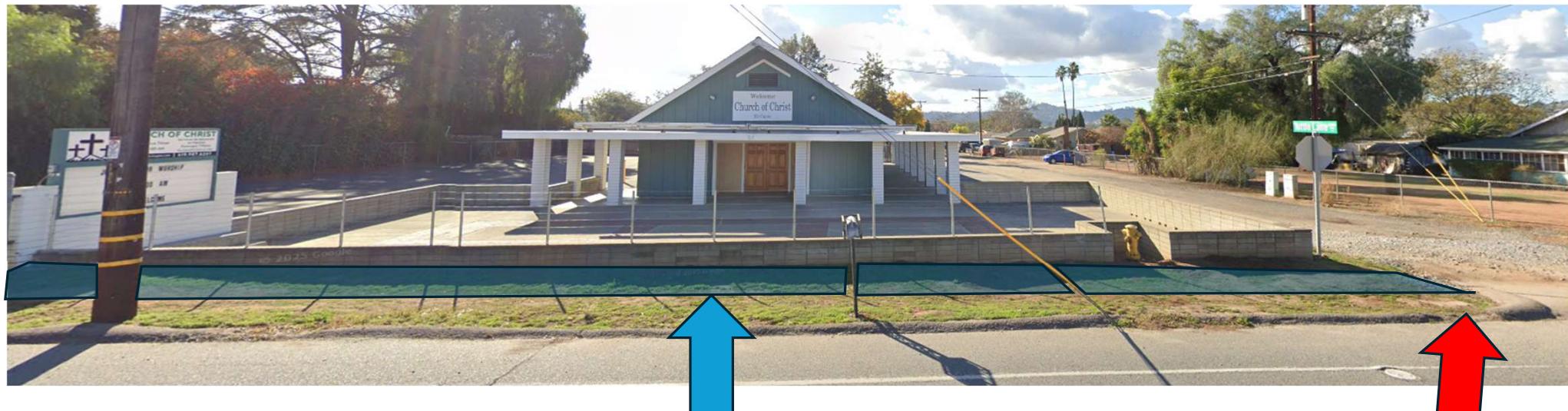
5' Decomposed Granite Path

3' Clearance Between Tree And Pole



Proposed Path Design – Zone 2 – Teton to Poinciana

SOUTH SIDE – First Section of Tuttle to Poinciana



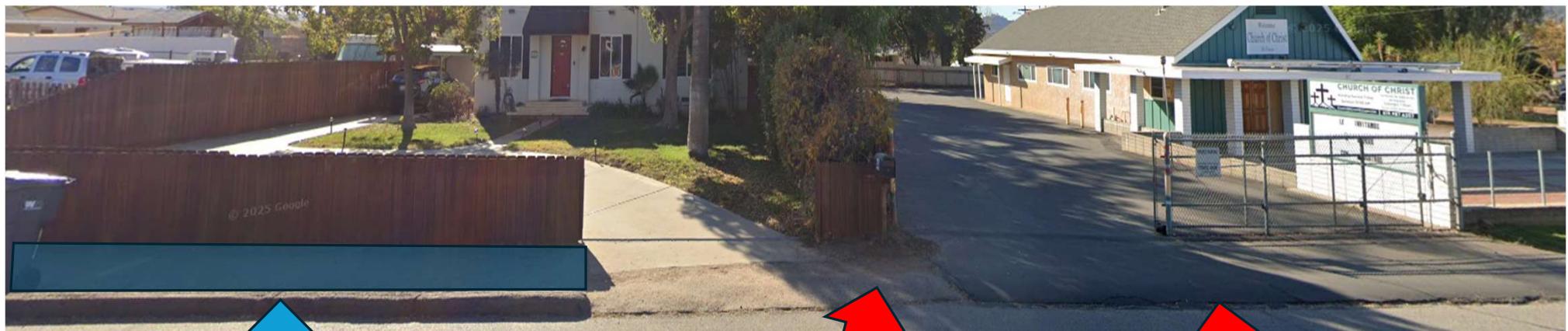
**5' Decomposed
Granite Path**

Need Curb Cut



Proposed Path Design – Zone 2 – Teton to Poinciana

SOUTH SIDE – Second Section of Tuttle to Poinciana



5' Decomposed Granite Path

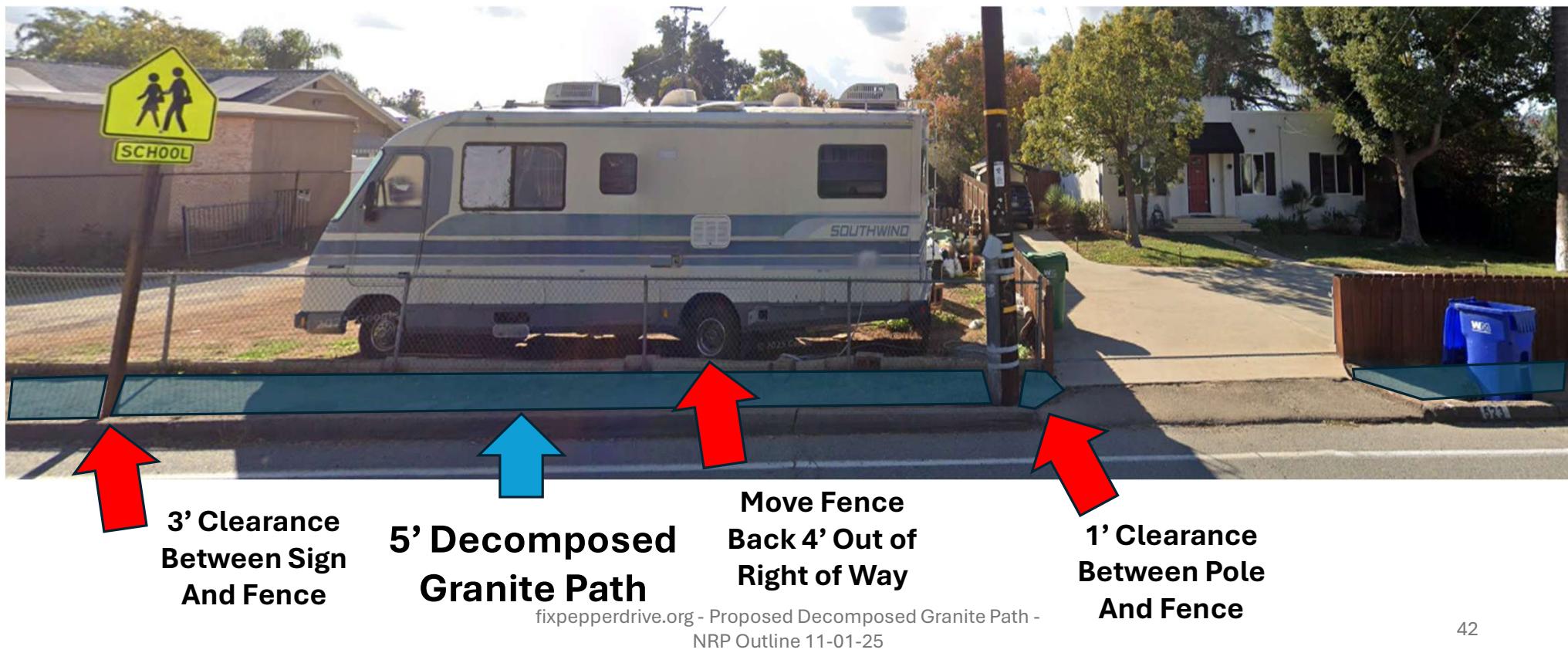
Needs Small
Amount of
Asphalt Patch

Asphalt Driveway
In OK Condition



Proposed Path Design – Zone 2 – Teton to Poinciana

SOUTH SIDE – Second Section of Tuttle to Poinciana



3' Clearance
Between Sign
And Fence

**5' Decomposed
Granite Path**

Move Fence
Back 4' Out of
Right of Way

1' Clearance
Between Pole
And Fence

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NRP Outline 11-01-25



Proposed Path Design – Zone 2 – Teton to Poinciana

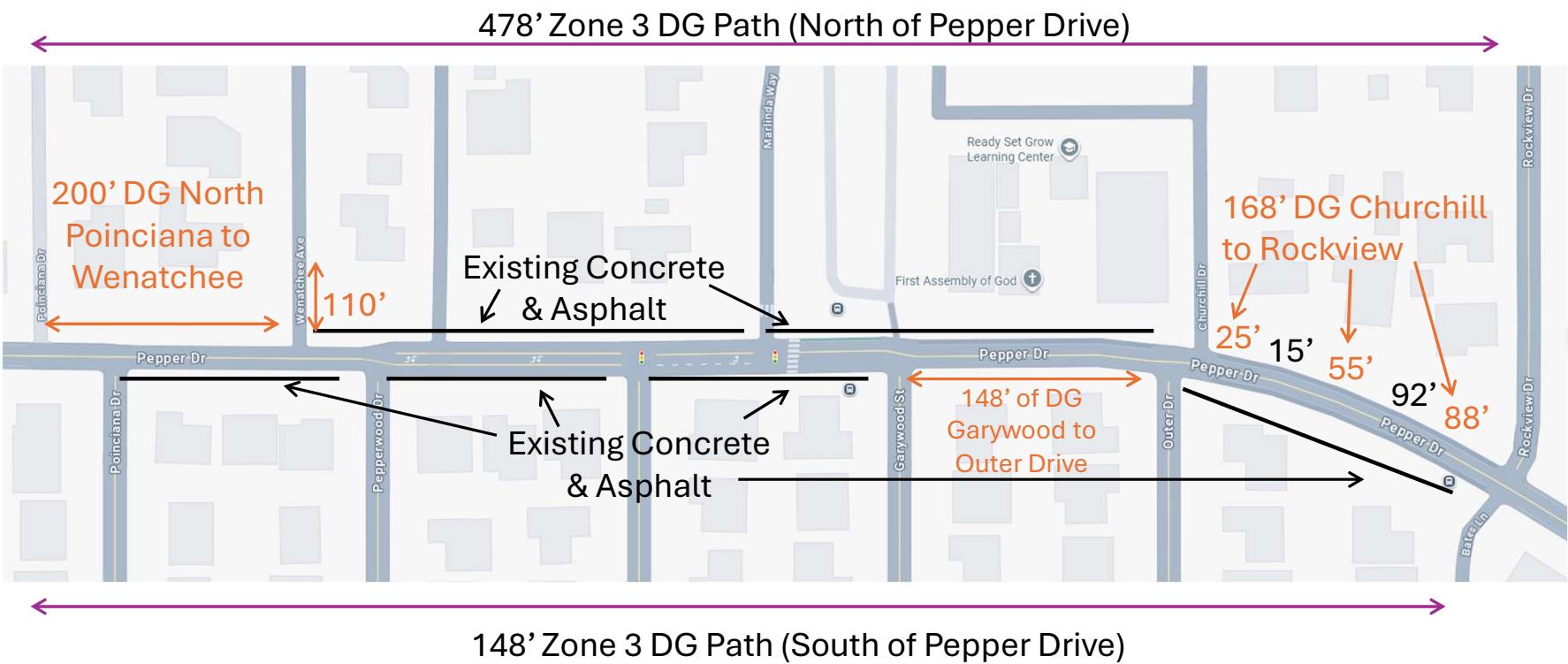
SOUTH SIDE – Final Section of Tuttle to Poinciana



fixpepperdrive.org - Proposed Decomposed Granite Path -
NRP Outline 11-01-25



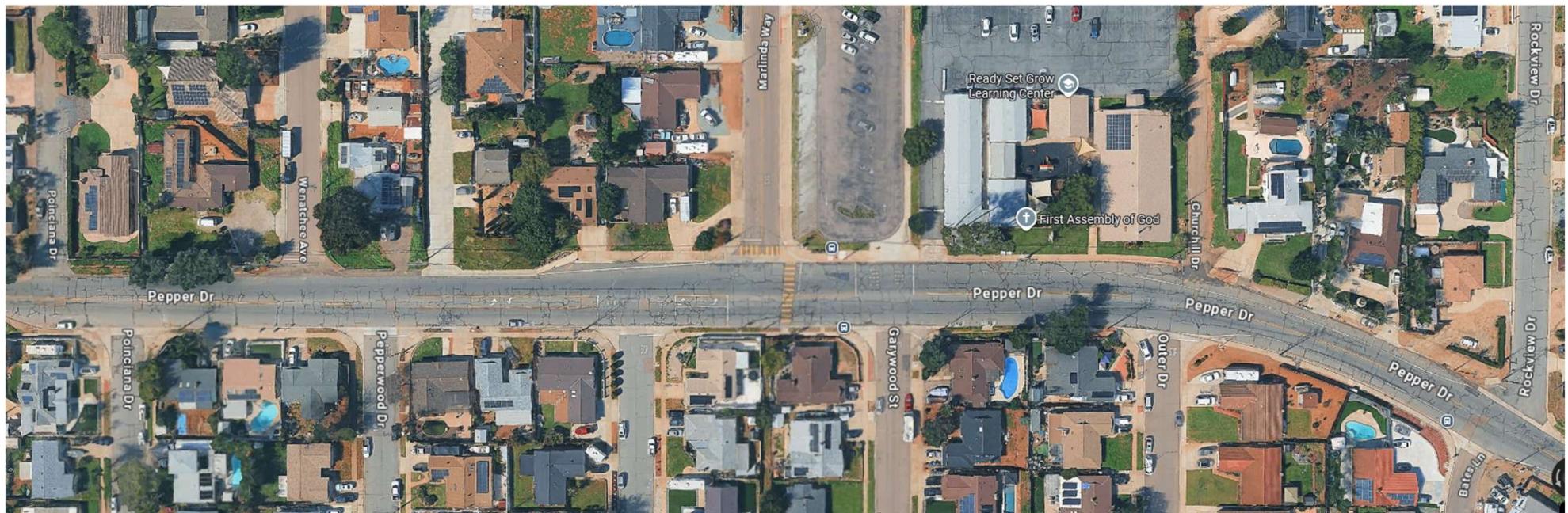
Zone 3 (Poinciana to Rockview/Bates)



fixpepperdrive.org - Proposed Decomposed Granite Path -
NRP Outline 11-01-25



ZONE 3 – Poinciana to Rockview/Bates - PHOTO





Proposed Path Design – Zone 3 – N. Poinciana to Rockview

NORTH SIDE – First Section - Poinciana to Wenatchee



Needs Curb
Cut

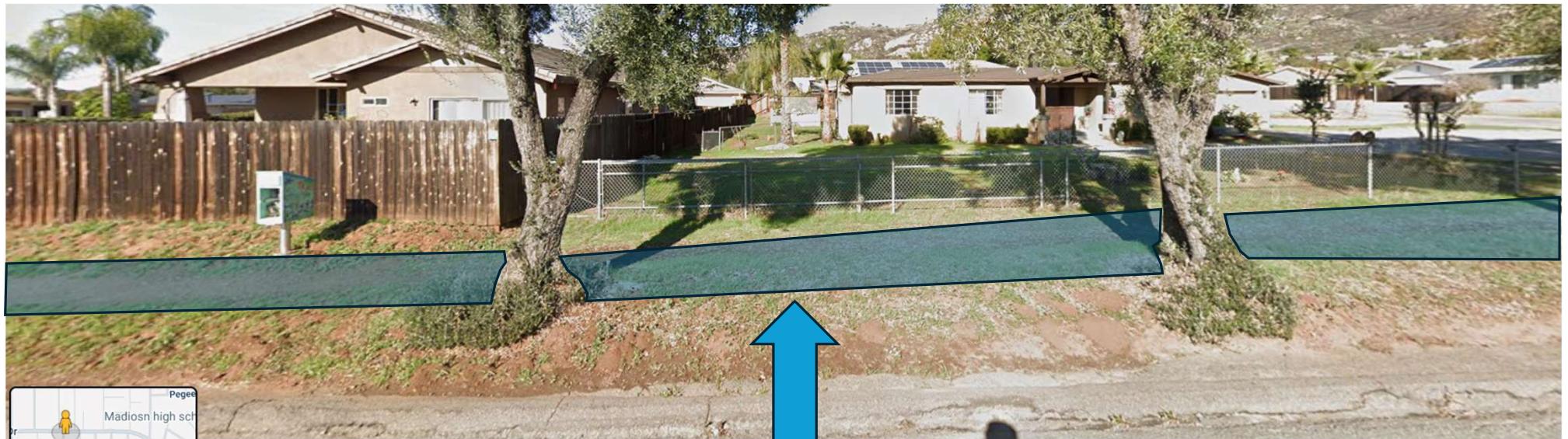
5' Decomposed Granite Path

Level Path
To Top of
Manhole



Proposed Path Design – Zone 3 – N. Poinciana to Rockview

NORTH SIDE – Second Section - Poinciana to Wenatchee



5' Decomposed Granite Path



Proposed Path Design – Zone 3 – N. Poinciana to Rockview

NORTH SIDE – Third Section - Poinciana to Wenatchee



5' Decomposed Granite Path

fixpepperdrive.org - Proposed Decomposed Granite Path -
NRP Outline 11-01-25



Proposed Path Design – Zone 3 – N. Poinciana to Rockview

NORTH SIDE – First Section - East Wenatchee to existing sidewalk



**5' Decomposed
Granite Path**

**Move Fence
Back 2'
Out of
Right of Way**

**Needs
Curb
Cut**

fixpepperdrive.org - Proposed Decomposed Granite Path -
NRP Outline 11-01-25



Proposed Path Design – Zone 3 – N. Poinciana to Rockview

NORTH SIDE – Second Section - East Wenatchee to Existing Sidewalk



**Meets existing
Sidewalk**

**Remove
Bush**

**5' Decomposed
Granite Path**

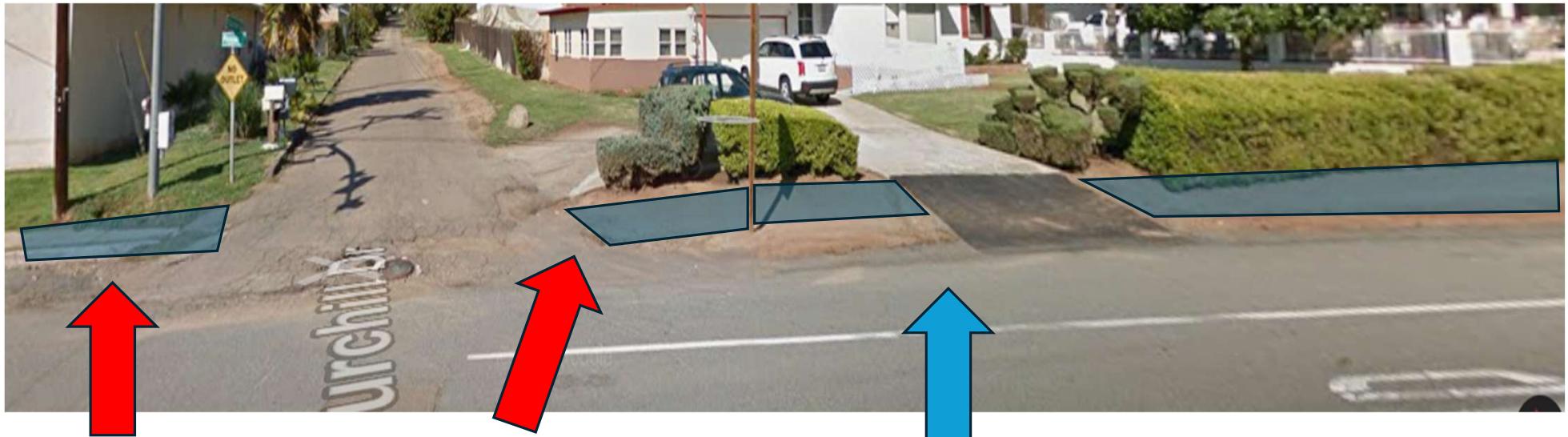
**2' Clearance
Back and Front
Of Pole**

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Proposed Path Design – Zone 3 – N. Poinciana to Rockview

NORTH SIDE – First Section – Churchill to Rockview



**Needs
Concrete
Ramp**

**Needs
Curb
Cut**

5' Decomposed Granite Path



Proposed Path Design – Zone 3 – N. Poinciana to Rockview

NORTH SIDE – Second Section – Churchill to Rockview



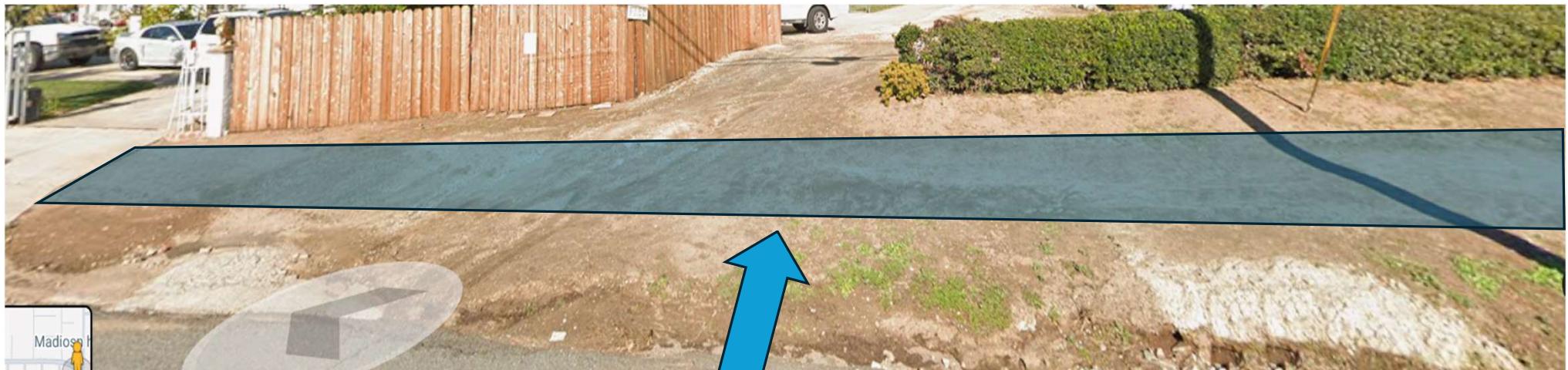
5' Decomposed Granite Path

**Existing
Concrete
Sidewalk**



Proposed Path Design – Zone 3 – N. Poinciana to Rockview

NORTH SIDE – Third Section – Churchill to Rockview

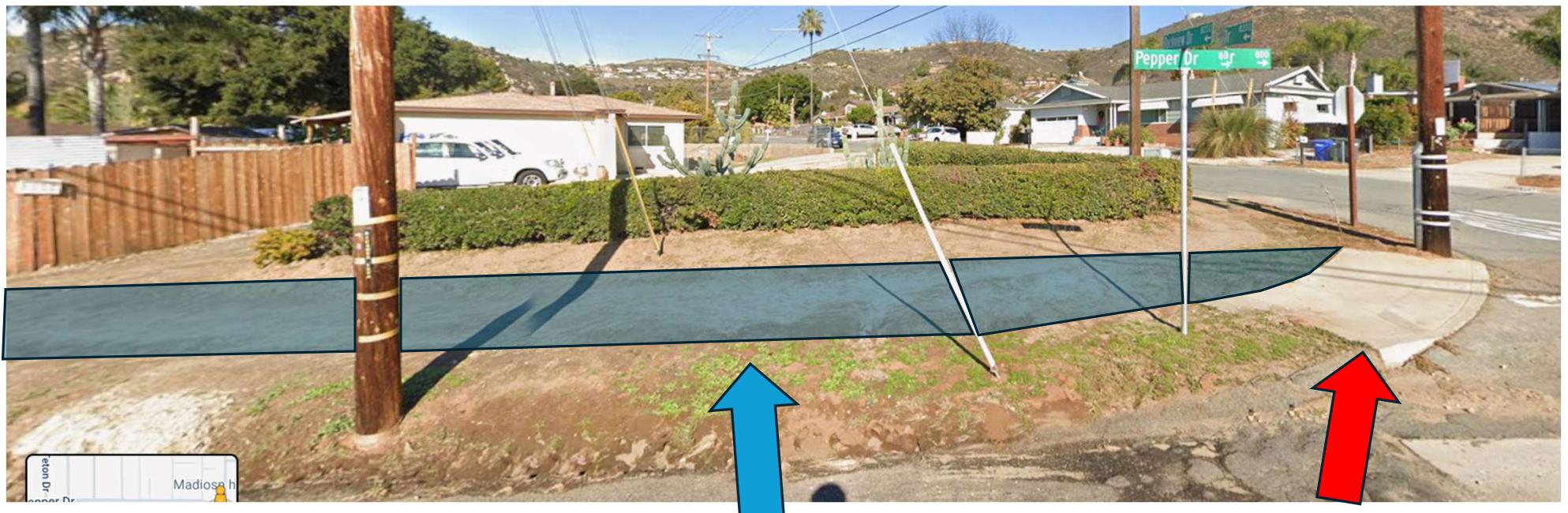


5' Decomposed Granite Path



Proposed Path Design – Zone 3 – N. Poinciana to Rockview

NORTH SIDE – Fourth Section – Churchill to Rockview



5' Decomposed Granite Path

**Existing
Curb Cut**



Proposed Path Design – Zone 3 – N. Poinciana to Rockview

SOUTH SIDE – First Section – Outer Drive to Garywood



5' Decomposed Granite Path

fixpepperdrive.org - Proposed Decomposed Granite Path -
NRP Outline 11-01-25

**Existing
Sidewalk**



Proposed Path Design – Zone 3 – N. Poinciana to Rockview

SOUTH SIDE – Second Section – Outer Drive to Garywood



**Existing
Sidewalk**

5' Decomposed Granite Path



Proposed Path Budget

Linear Feet:					
Decomposed Granite					
Zone 1 - North	418				
Zone 1 - South	156				
Zone 2 - North	690				
Zone 2 - South	899				
Zone 3 - North	478				
Zone 3 - South	148				
TOTAL:	2789				
MATERIALS:		Linear Feet			Cost/ Lin Ft
Decomposed Granite	\$5/.5 cu ft	\$10/cu ft	7"x12"x60"=3 cu ft	\$30/ lin ft	\$30.00
Treated 2x4	\$10/10'	2' needed			\$2.00
Stakes	\$4 each	3/board x 2 boards		.6/lin ft x \$4	\$2.40
				TOTAL:	\$34.40
LABOR:		MAN HOURS			
Measure & Mark	25'=.5 hour/person	2 People	50'/hour	\$50/p/hr	\$2.00
Excavate	25'=.5 hour/person	3 People	50'/hour	\$50/p/hr	\$3.00
Install Side Boards	25'=.5 hour/person	2 People	50'/hour	\$50/p/hr	\$2.00
Fill & Compact	25'=.5 hour/person	3 People	50'/hour	\$50/p/hr	\$3.00
				TOTAL:	\$10.00
EQUIPMENT RENTAL:					
					\$30,000.00
<u>Price/ Linear Foot</u>					
Materials		\$34.40			
Labor		\$10.00			
Equipment		\$10.76			
Total Project Cost		\$153,831.60			
NOTES:	fixpepperdrive.org - Proposed Decomposed Granite Path -				
Engineering time donated	NRP Outline 11-01-25				



Next Steps

TARGET TIMELINE:

- 1) October – Community Feedback**
- 2) November – Board of Directors approval, submit to County**
- 3) December/ January - County Feedback**
- 4) February – Project Approval**
- 5) March-May – Project Initiation**
- 6) Summer 2026 – Project Complete**