



Fix Pepper Drive

Proposed Path Design

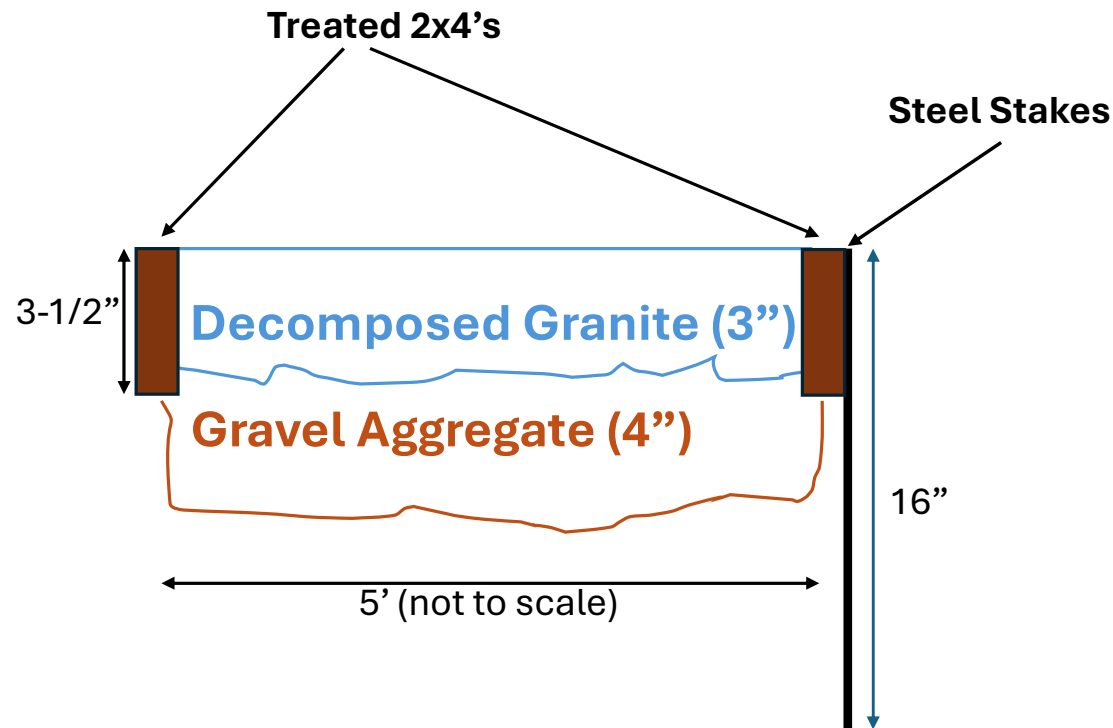
Zone 1 - Graves Ave. to Teton Drive

Zone 2 – Teton Drive to Poinciana Drive

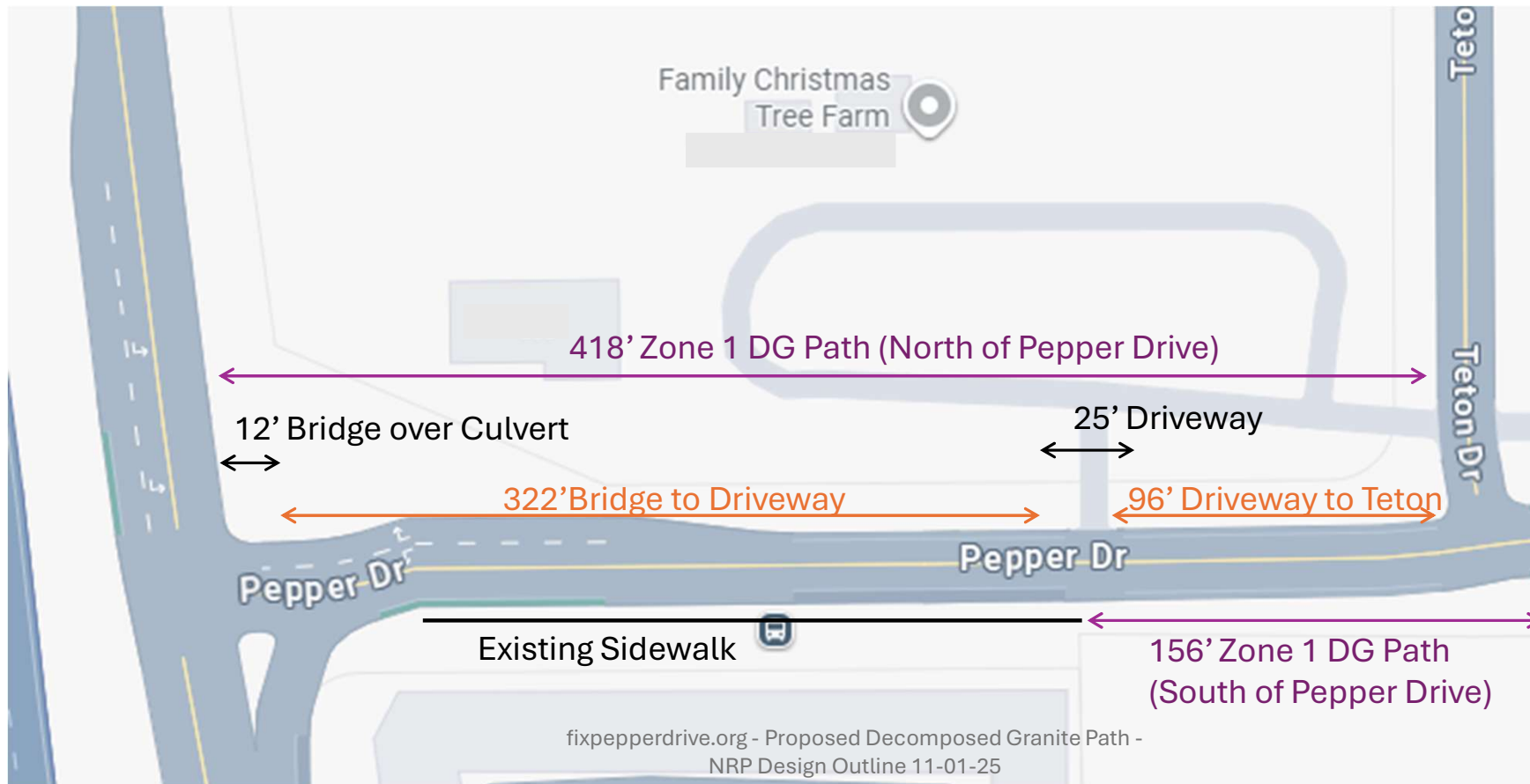
Zone 3 – Poinciana to Rockview/ Bates Lane

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





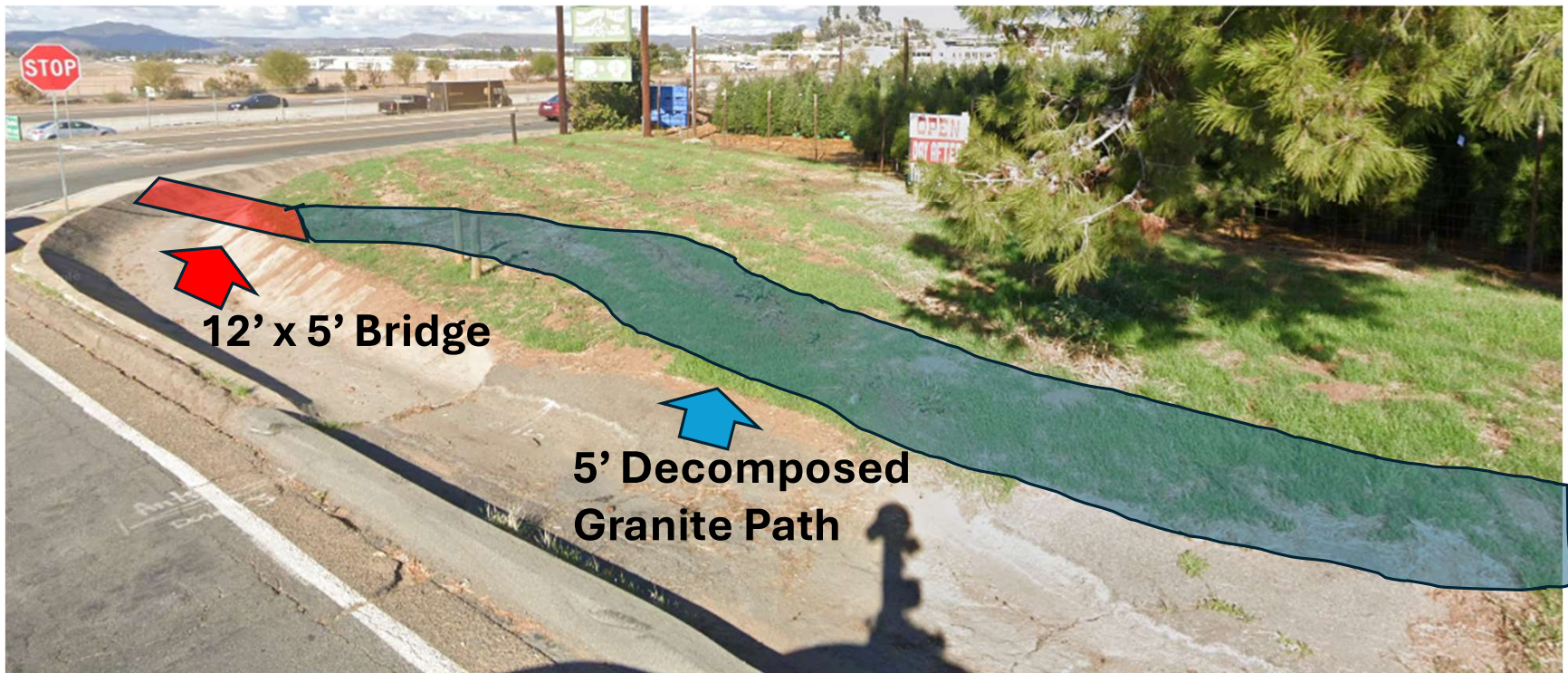
Fix Pepper Drive – Proposed Path Design

ZONE 1 Graves to Poinciana - PHOTO



Fix Pepper Drive – Zone 1 – Graves to Teton

NORTH SIDE – First Section



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**



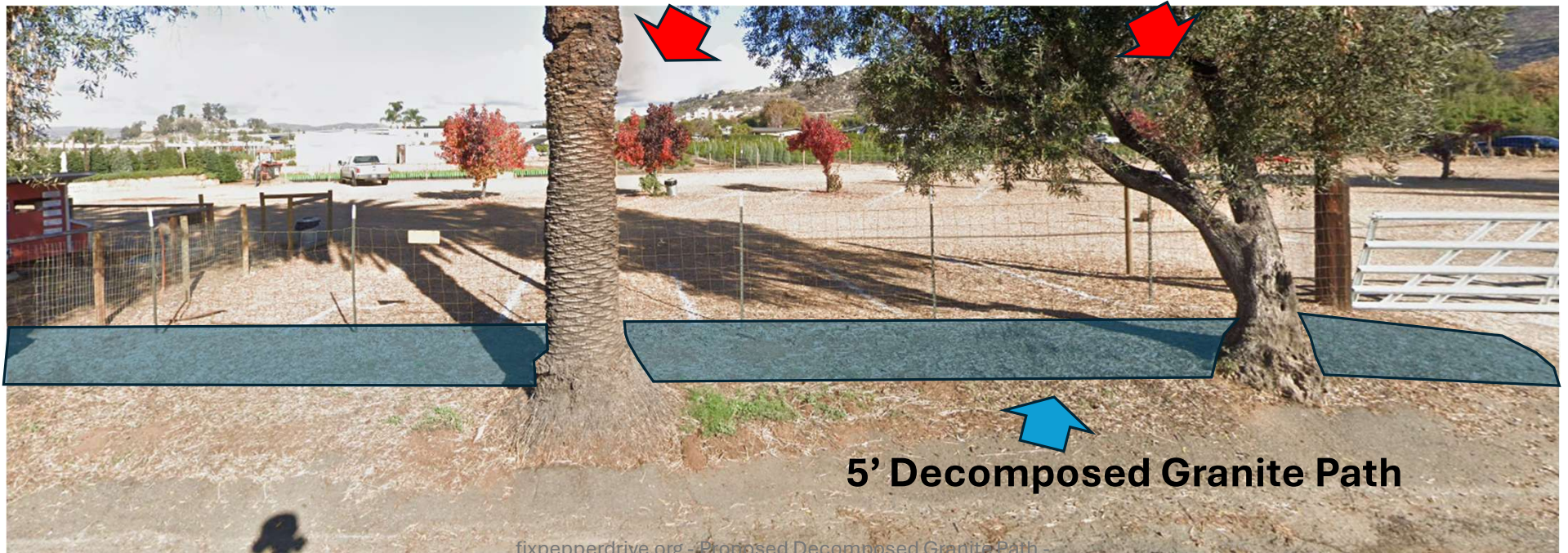
5' Decomposed Granite Path

Fix Pepper Drive – Zone 1 – Graves to Teton

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

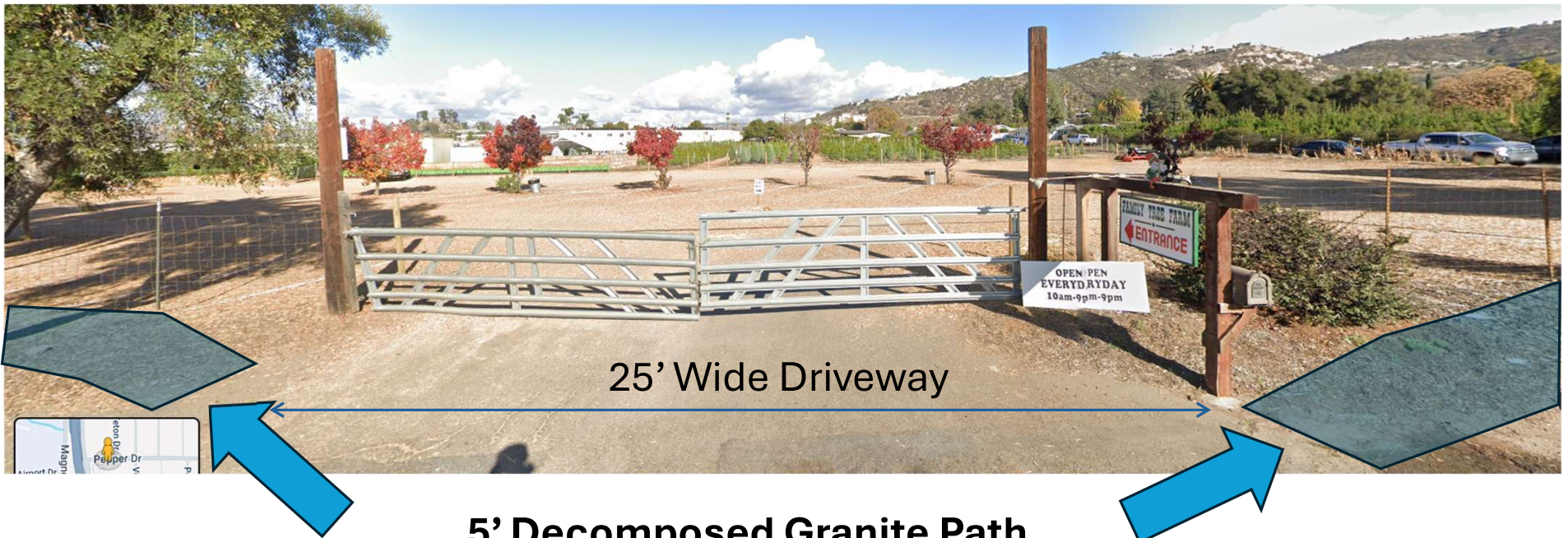
**3' Clearance
Palm Tree to Fence**

**3' Clearance
Olive Tree to Fence**



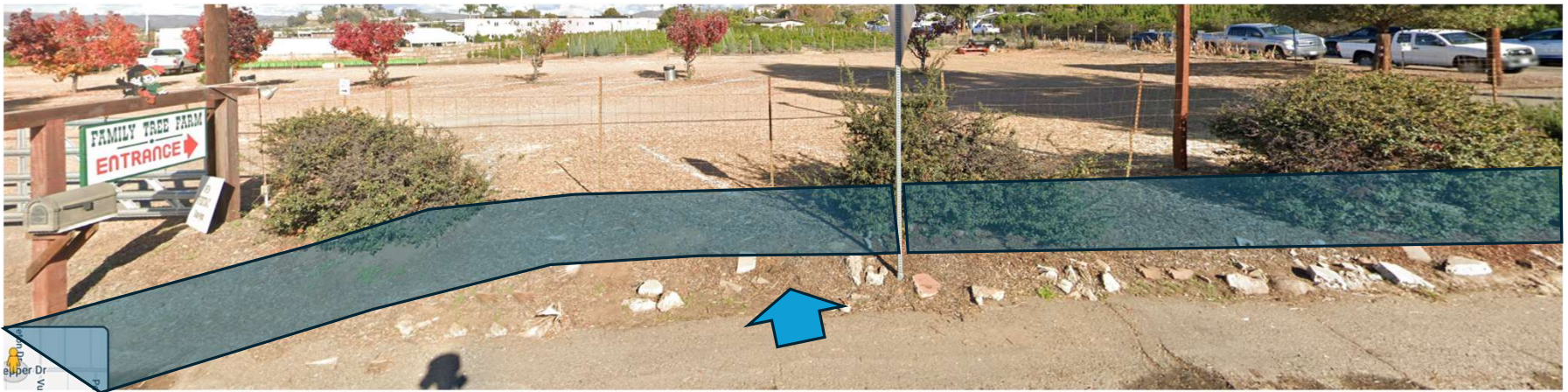
Fix Pepper Drive – Zone 1 – Graves to Teton

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

Existing
Curb
Cut



5' Decomposed Granite Path

Fix Pepper Drive – Zone 1 – Graves to Teton

SOUTH SIDE – Junction with Existing West Sidewalk to Graves





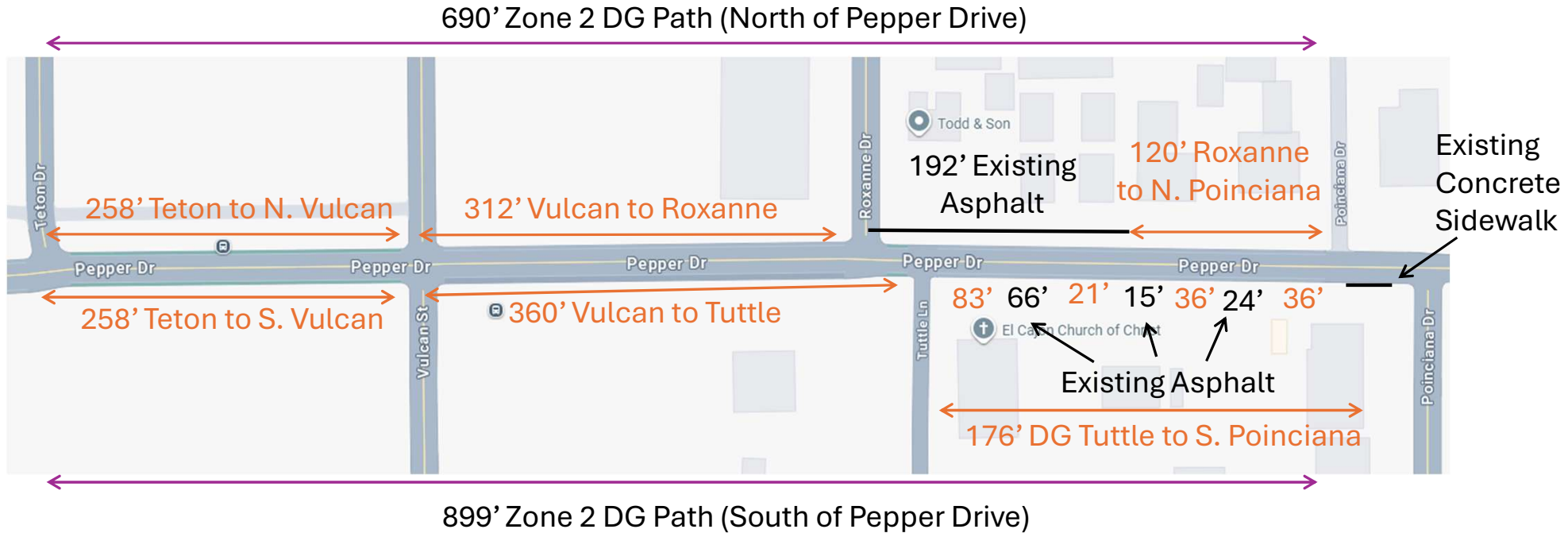
Fix Pepper Drive – Zone 1 – Graves to Teton

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

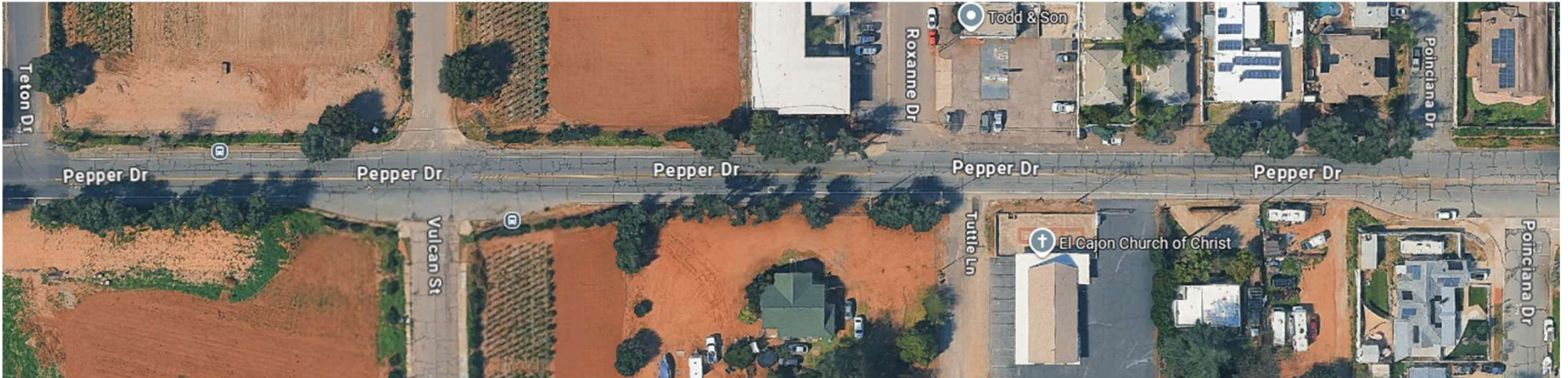


5' Decomposed Granite Path

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

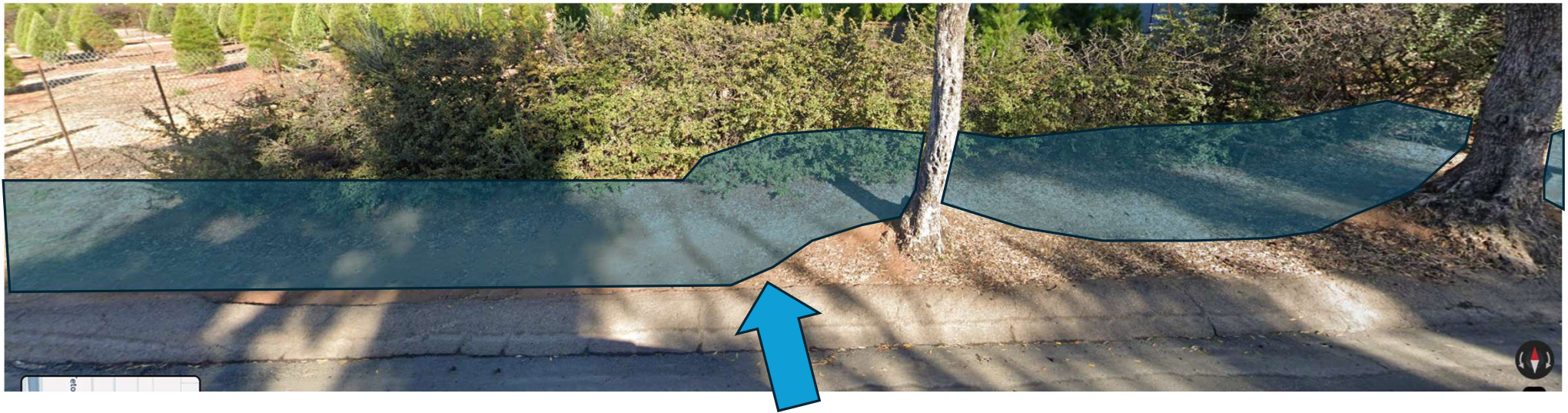
NORTH SIDE – Second Section between Vulcan and Roxanne



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

Proposed Path Design – Zone 2 – Teton to Poinciana

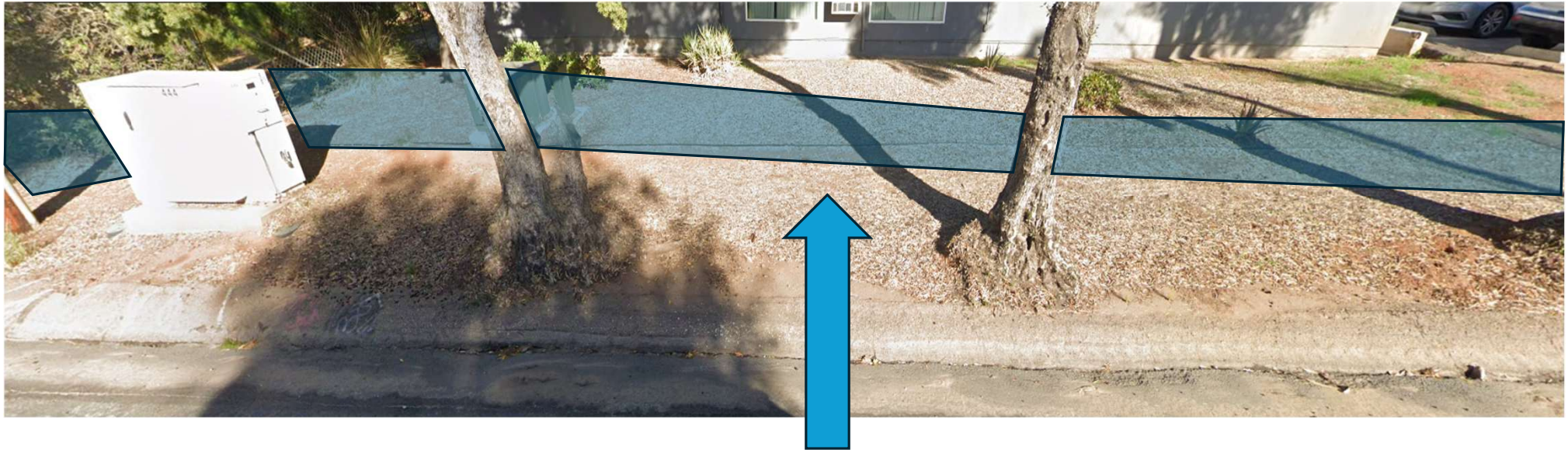
NORTH SIDE – Third Section between Vulcan and Roxanne



**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

Proposed Path Design – Zone 2 – Teton to Poinciana

NORTH SIDE – First Section between Roxanne and Poinciana

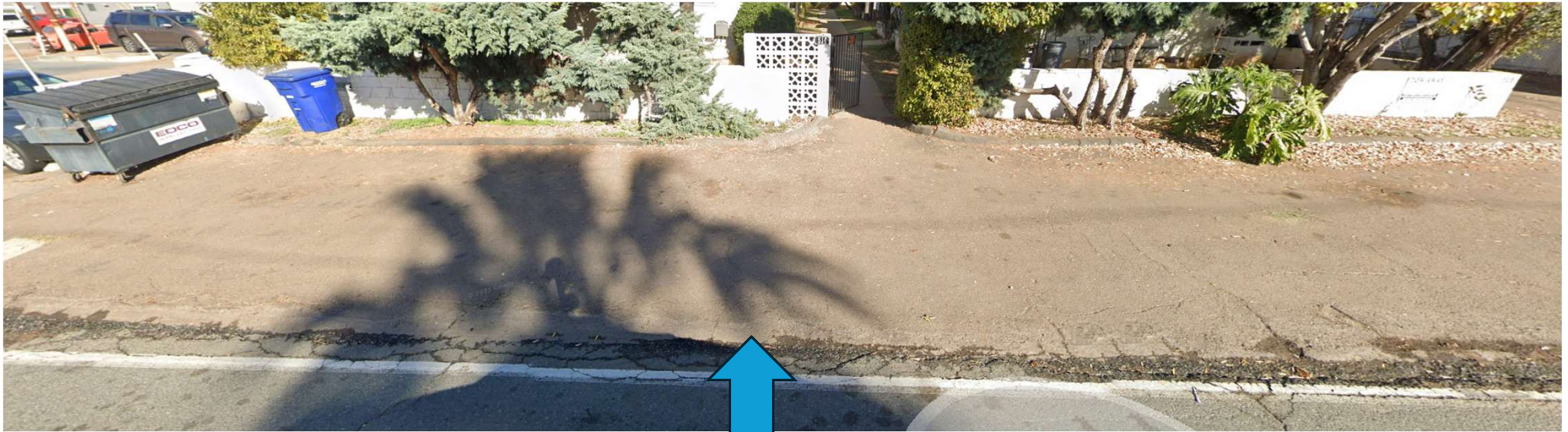


**Note Traffic Fatality
Memorial**

**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

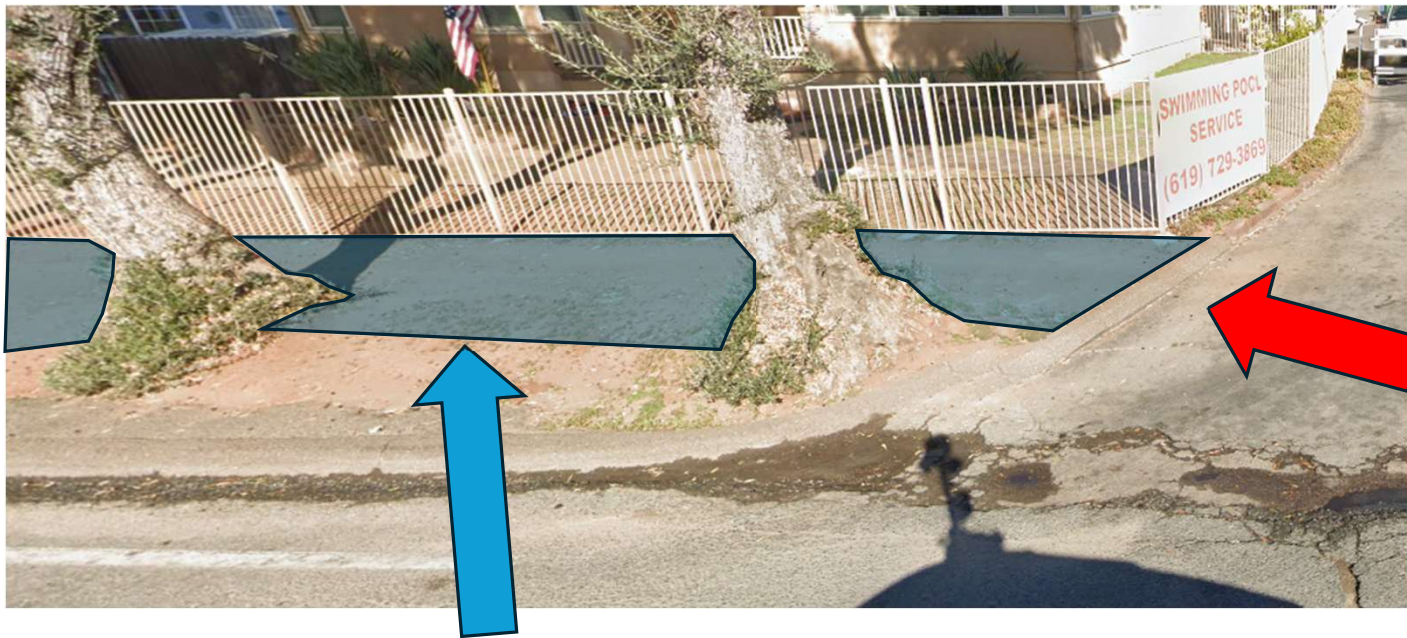


Existing Concrete Driveway

5' Decomposed Granite Path

Proposed Path Design – Zone 2 – Teton to Poinciana

NORTH SIDE – Final Section between Roxanne and Poinciana



5' Decomposed Granite Path

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**

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

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

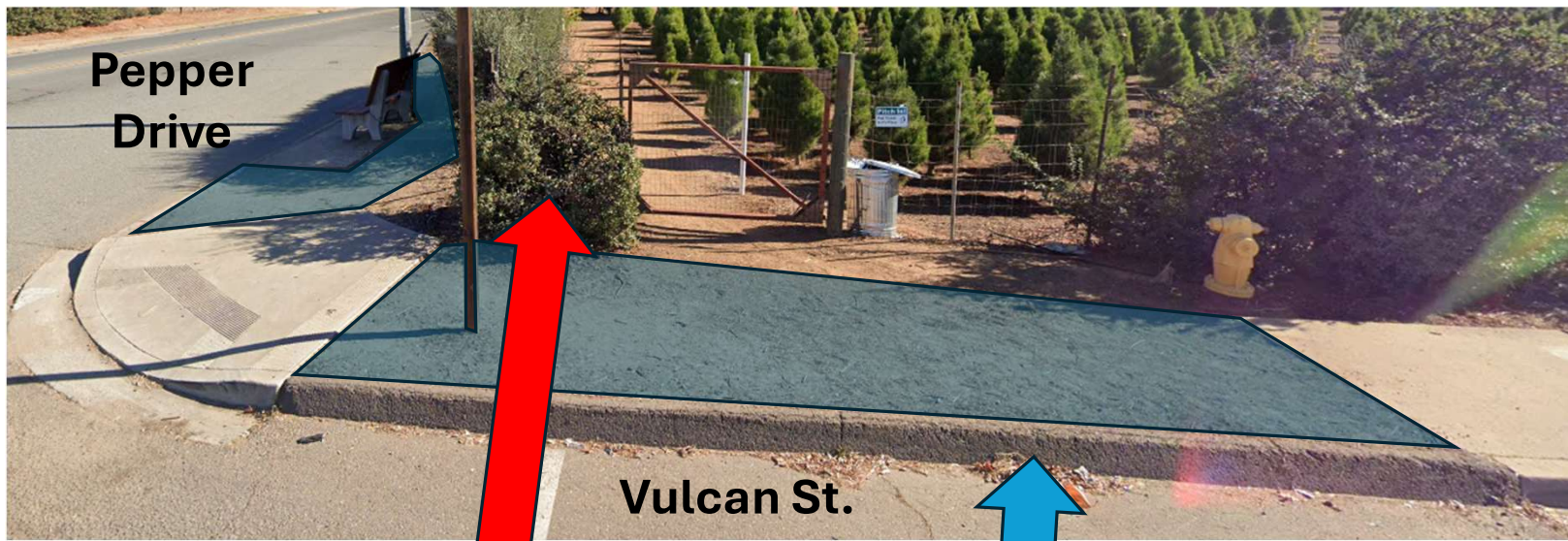


Path Continues 19'
Meets Existing
Concrete Sidewalk
On Vulcan

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

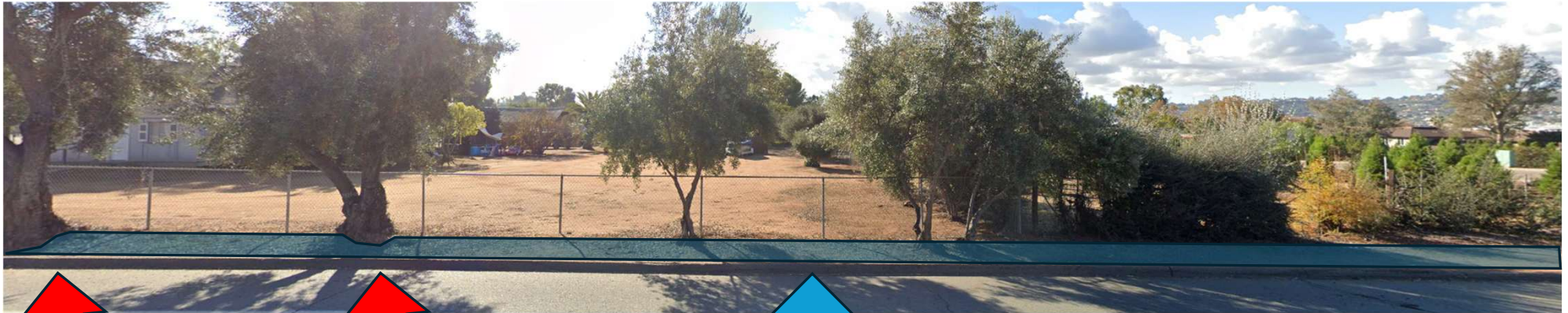
SOUTH SIDE – Second Section of Vulcan to Tuttle



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



**Existing
Concrete
Sidewalk
To Poinciana**

**5' Decomposed
Granite Path**

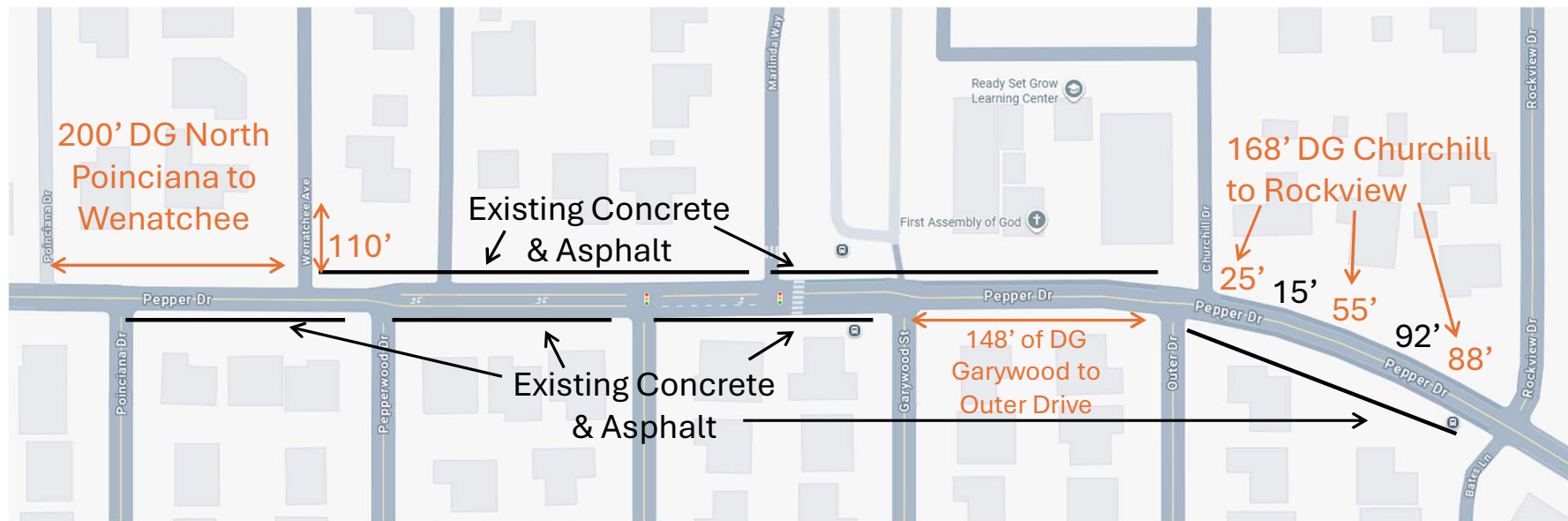
**Move Fence
4' Back
Out of
Right of Way**

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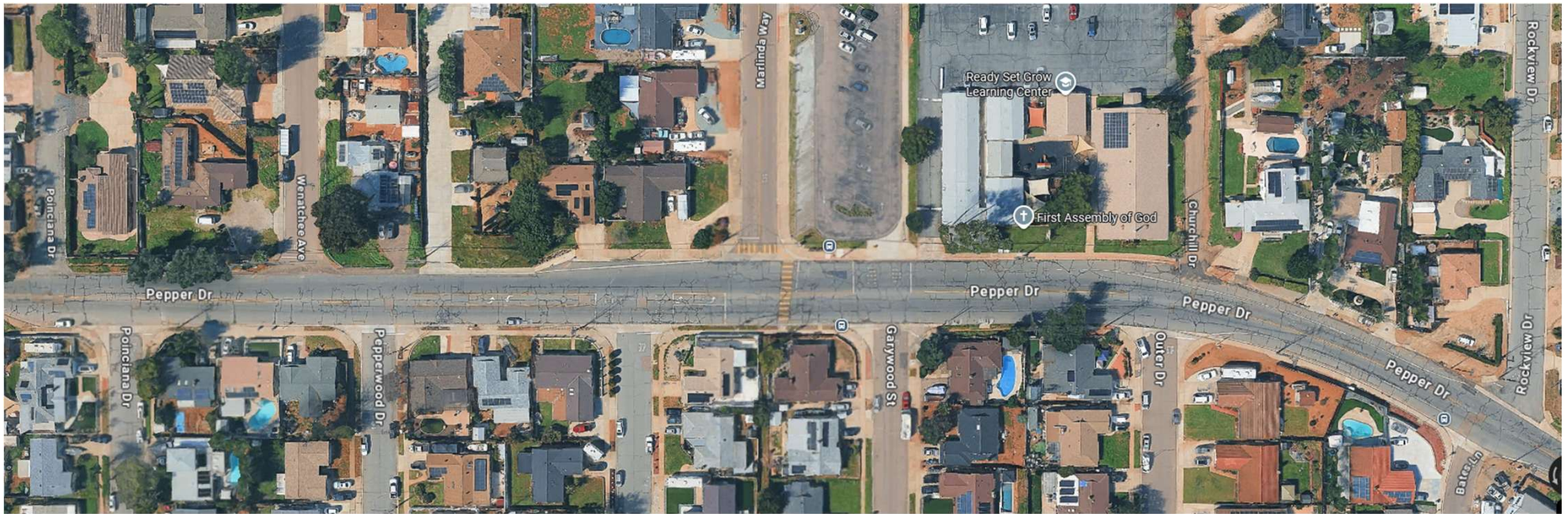
Zone 3 (Poinciana to Rockview/Bates)

478' Zone 3 DG Path (North of Pepper Drive)



148' Zone 3 DG Path (South of Pepper Drive)

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

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

NORTH SIDE – First Section - East Wenatchee to existing sidewalk



**5' Decomposed
Granite Path**

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NRP Outline 11-01-25

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

**Needs
Curb
Cut**

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

NORTH SIDE – Second Section - East Wenatchee to Existing Sidewalk



**Meets existing
Sidewalk**

**Remove
Bush**

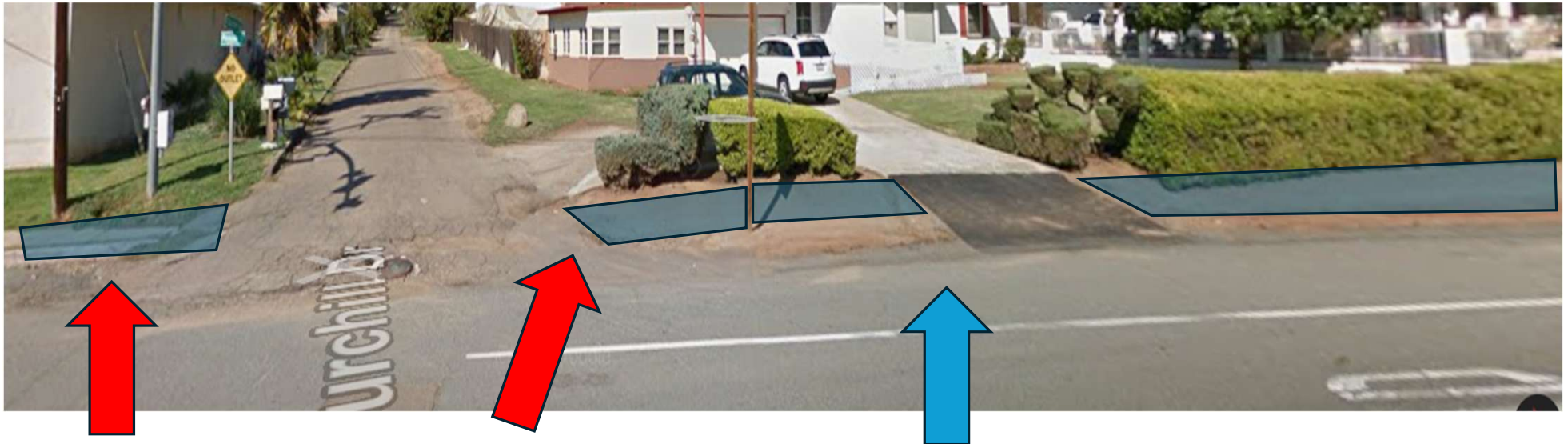
**5' Decomposed
Granite Path**

**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

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

NORTH SIDE – Second Section – Churchill to Rockview

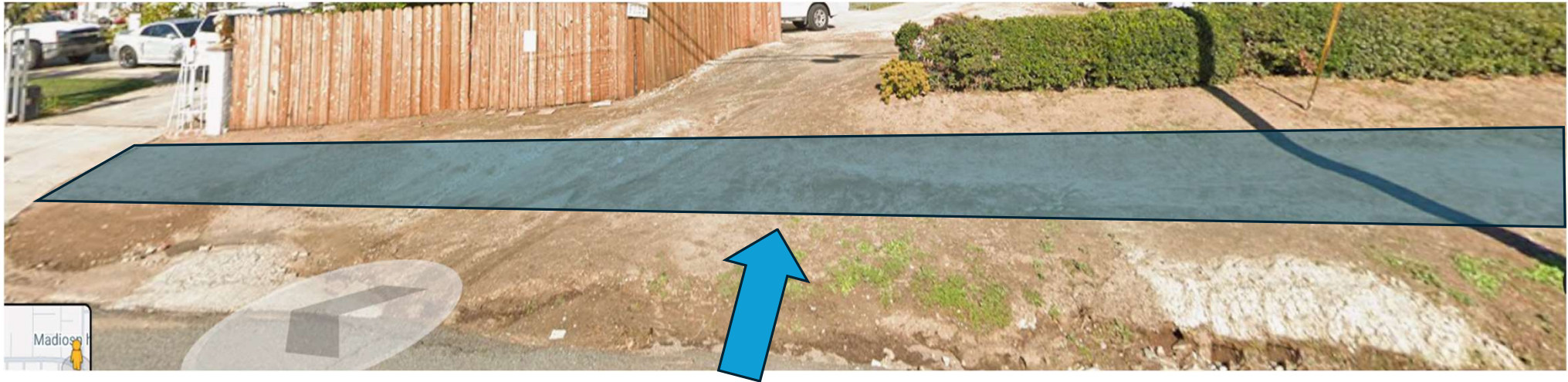


5' Decomposed Granite Path

**Existing
Concrete
Sidewalk**

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

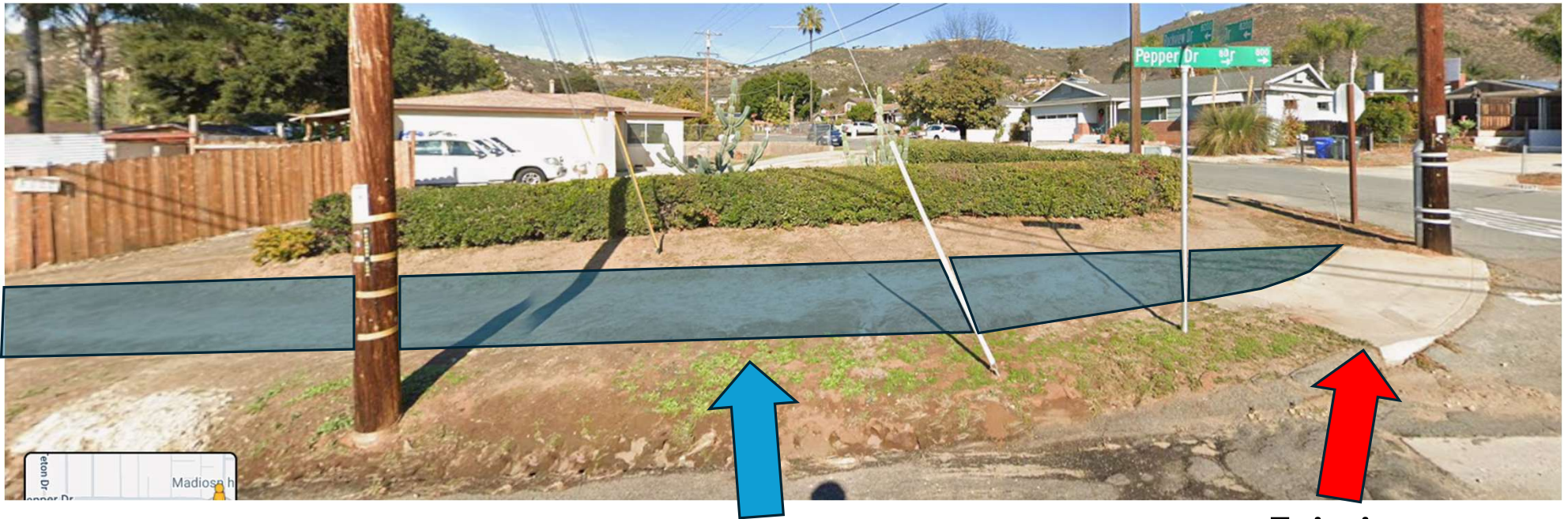
NORTH SIDE – Third Section – Churchill to Rockview



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

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**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
Price/ Linear Foot					
Materials		\$34.40			
Labor		\$10.00			
Equipment		\$10.76			
Total Project Cost		\$153,831.60			
NOTES:					
Engineering time donated	fixpepperdrive.org - Proposed Decomposed Granite Path - 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**