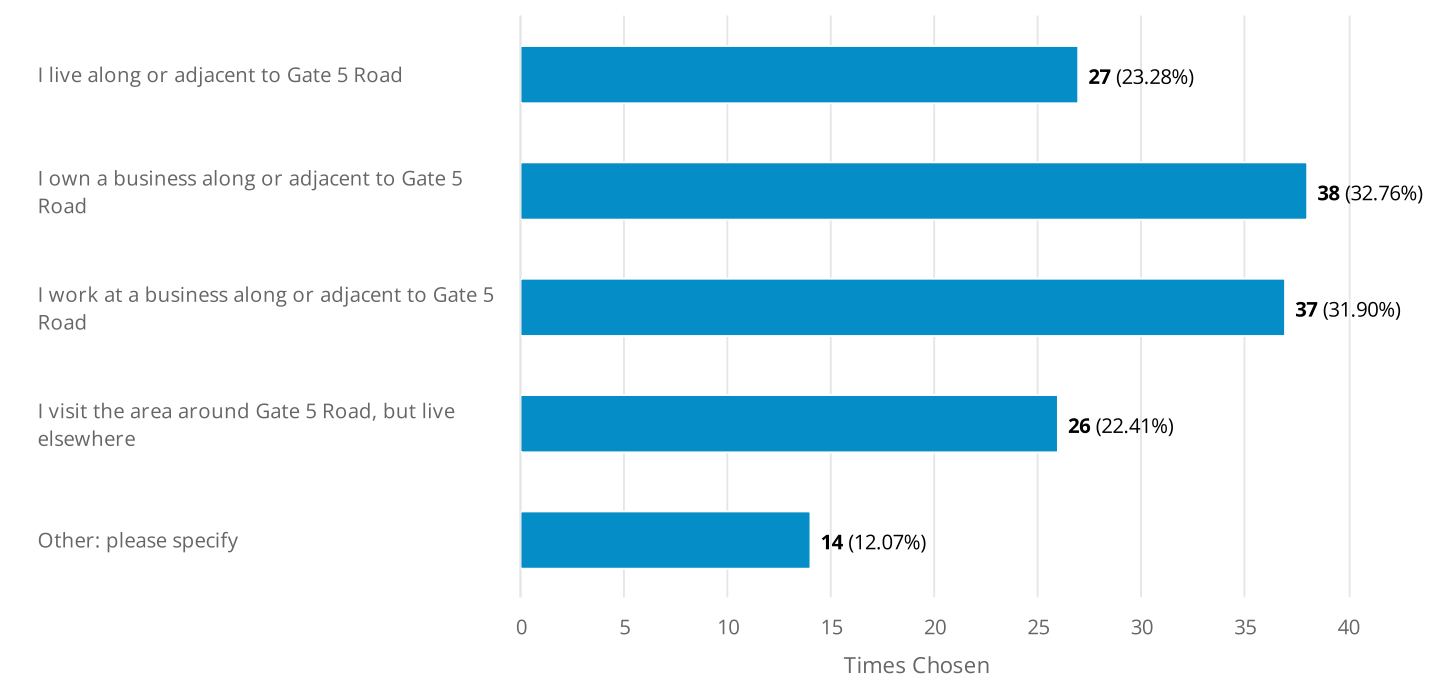


City of Sausalito Gate 5 Area Drainage Management Study Survey

What is your connection to the Gate 5 Road area?

Number of responses: 116



"Other: please specify" text answers:

- Live in downtown Sausalito, Bridgeway
- My husband did his PhD about the flooding at Manzanita and how to real-time monitor flood levels
- On Colma St
- I live off gate 6 road
- I own and manage 8 buildings in the Gate 5 flood area
- I live in Whiskey Springs
- i have either lived or worked or done business along Gate 5 Rd for nigh on 60 years--Aug '68
- Gate 5 Road is the route from my home to work

Houseboat owner on Liberty Dock

I'm a leasee at the ICB bldg

I have a studio in the ICB building.

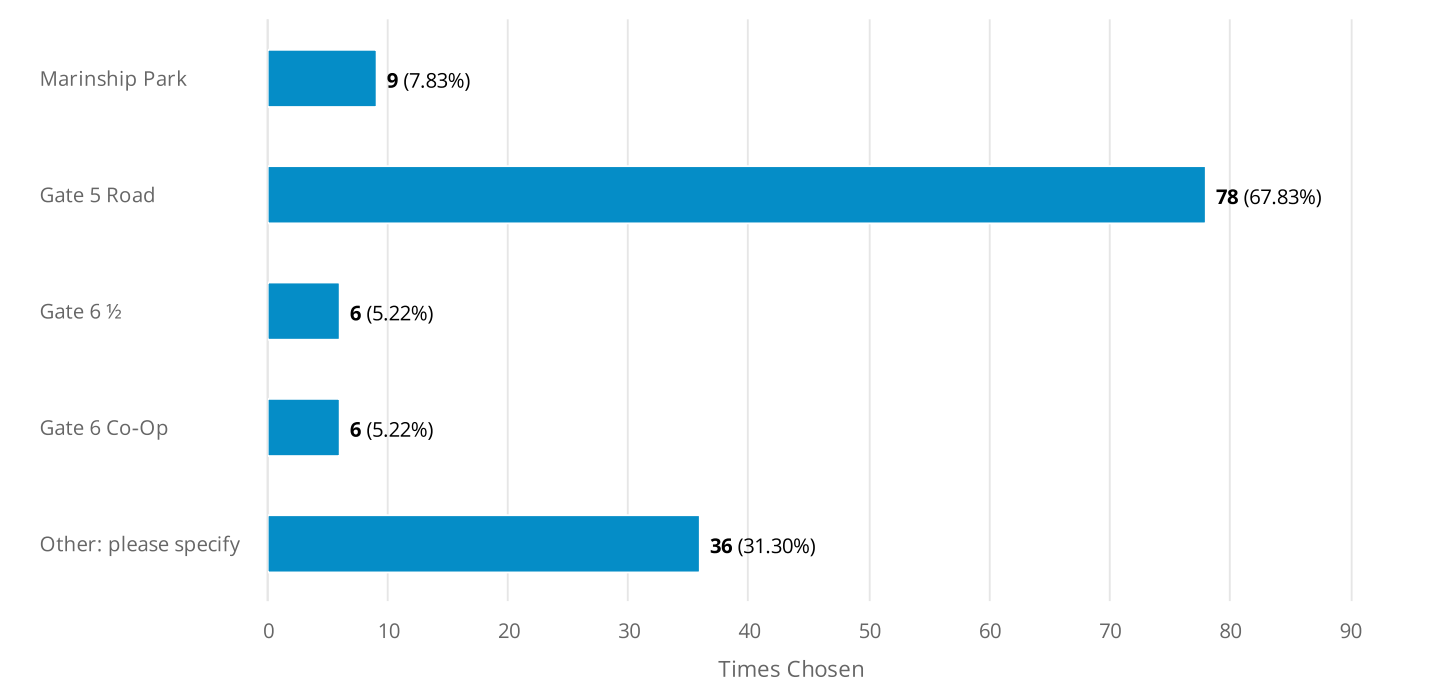
I manage a property at risk of flooding

Our office property is across from Marinship Park, and we sometimes walk to and eat at restaurants along Gate 5 Rd as well as go to Heath

garbage and recycling collections

What Sausalito community do you live or work in?

Number of responses: 115



"Other: please specify" text answers:

- Downtown Sausalito
- Waldo Point
- Downtown
- New Town
- Hills
- new town
- Liberty Dock
- Gate 6 /yellow ferry dock
- Kappas Marina
- Floating home, A Dock - Gate 6 Road

New Town

Whiskey Springs

GHACA and whole Marinship

Varda Landing Road

Harbor Drive

Also Point Harbor

Tiburon

We visit the Anchorage restaurant every week.

Old Town

Bonita st

Hurricane Gulch

Tiburon

Kappas Marina

Very end of Gate 5 Road, across the Clipper Yacht Harbor property easement: Spaulding Marine Center

ICB

480 Gate 5 Rd.

Corner Gate 5 and Harbor Dr

South 40 Dock

Varda Landing area

I work in varda landing as well

service provider to all locations

449 coloma st

Kappas Marina houseboats

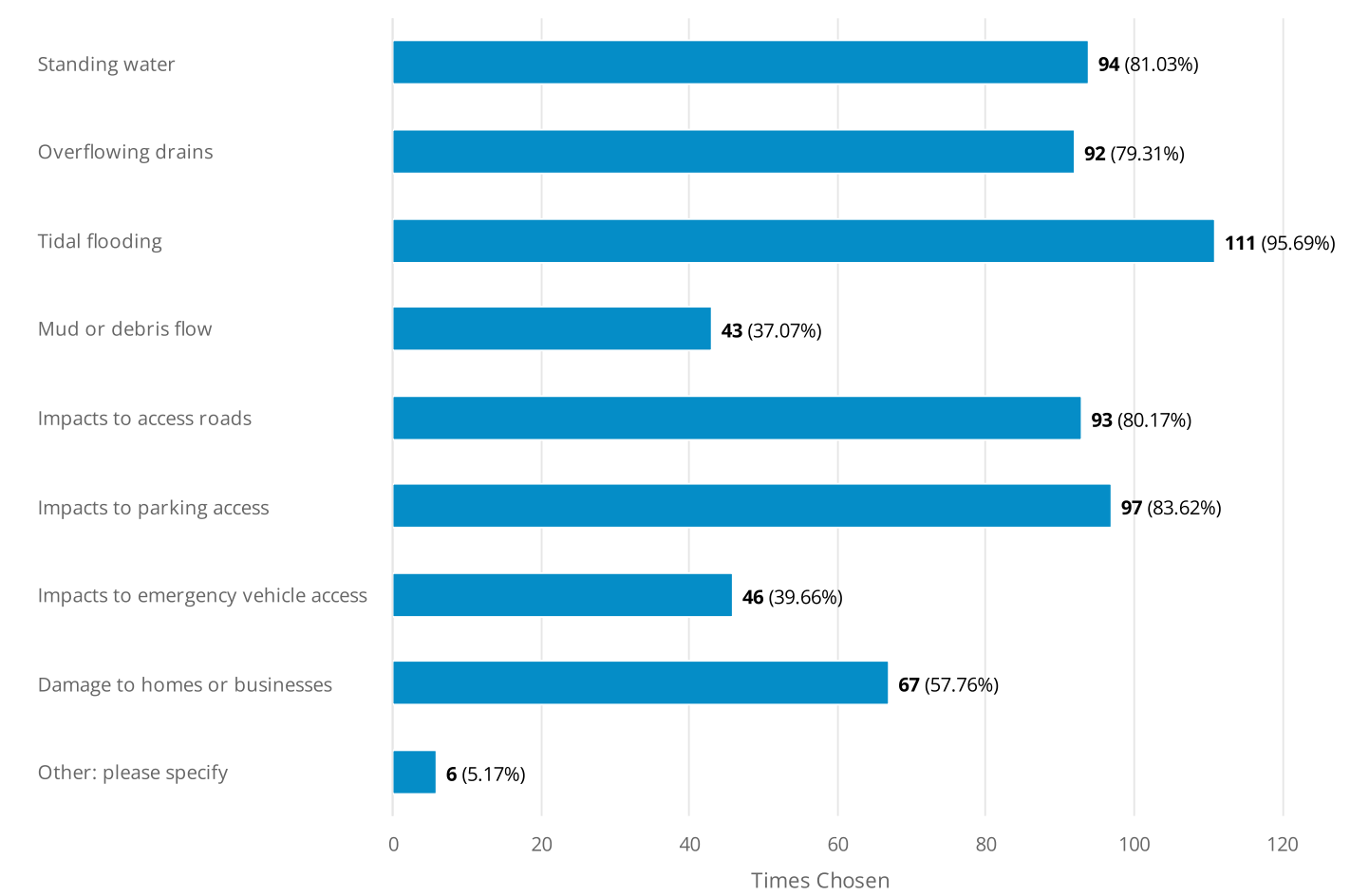
Spencer Ave.

none

dunphy area

What types of issues have you observed around Gate 5 Road?

Number of responses: 116



"Other: please specify" text answers:

- Severe flooding. Gate 6 road needs to be raised
- No access during floods - harms us all
- erosion to parking lots and driveways
- over 28 years, tides coming up more often
- impacts to service areas
- Dangerous and unpredictable

At which locations do these issues occur most frequently?

Number of responses: 95

Text answers:

Sloat Garden Center - Sausalito Storage

Bike path

On Gate 5 Rd/ between Harbor Drive and points South to freeway. Elsewhere in Sausalito too, especially downtown

I work at Gate 5 and Coloma, but worst impacts are further south on Gate 5

From the Vallejo
Half way down gate 5

Anchorage restaurant area

Along road near IBE.

Eastern side of ICB building and lots and between Coloma and the entrance to Spaulding's.

Businesses from Harbor Dr. north to just before the driveway on the right to South Forty Dock.

Gate 6 road/yellow ferry dock. Richardson Marina. East pier, west pier Issaquah, a dock, van damme. Gate 5 road.

Gate 5 road and parking lot for heath ceramics.

by our business. gate 5 road and coloma.

Intersection of coloma and gate 5.

The area bounded by Gate 5 Road and Bridgeway, north and south of Coloma. Impacts to 2656, 2658 Bridgeway, 401 Coloma, 475 Coloma, 150, 160, 170 & 310 Gate 5 Road.

Varda landing

Regular Flooding on Gate 6 1/2 road - not just king tides, but now the flooding persists at high tide, cutting off parts o the road leading to Richardsons Bay Marina.

The road is also deteriorating with each tide (surface erosion, large cracks)

475 Gate 5 Road

Gate 5 & environs
Harbor Drive - points south
Gate 6++ - points north
clear visual overflow onto US Hwy 101-Northbound.

My partner works in the ICB and I go there often

varda landing x gate 5

heavy rains and storm tides and of course the midwinter and midsummer spring tides

265 Gate 5 Road and Varda Landing Road both flood at king tides.

Harbor & Coloma

Gate 5 Rd btwn Coloma and Harbor

Gate 5 Rd from the ICB to just north of Heath

Water backing up through the storm drain. Standing water on roads and parking areas.

Near the Pottery and Anchorage restaurant.

area of Heath Pottery

Gate near Coloma

At the ICB building parking lot facing Gate 5 Road during high tides. During this time impossible to drive along this road or park in the parking lot. I can still access the building on the west end by coming from main road and parking in adjacent buildings parking space.

ICB Building

in front of ICB and toward Heath

The area in front of Heath tile appears to be the deepest along Gate 5 Road.

The parking lot at ICB

across from Heath

480 Gate five rd.

Gate 5 Rd at Heath ceramics and the ICB BUILDING.

480 Gate 5 rd

Parking lot at ICB art floods routinely. We have to schedule public events around the tides.

I have my art studio/business at the ICB building on Gate 5 rd. The flooding on road and parking lot has worsened.

I am in the ICB. Parking lot and access road is flooded during king tides. The sea water comes up thru the "drainage" pipes

Gate 5, Gate 6 1/2 are the areas I am around. Cannot speak for what's happening at other locations

Gate 5 Road and Harbor to Coloma

ICB Art, Heath Ceramics, Businesses on Gate 5 road between Harbor Dr and Coloma st

480 Gate 5 Rd at Harbor

Anchorage Cafe

Behind the ICB Building and between the ICB and Heath Ceramics. Between Harbor Drive and Coloma Streets.

Spaulding Marine Center, 600 Gate 5 Rd., cross street Harbor Drive

Gate 5 south of Coloma

Heath ceramics, gate 5 restaurant,

Gate 5 and in between coloma and harbor

Dr is the worst. I work out of 265 gate 5, unit A1 and it has flooded for the last 3 king tide cycles. And in the last king tide, it flooded 5 continuous days. I don't own the property but I rent

Gate 5 at Harbor Drive

The area surrounding Heath Ceramics is regularly flooded

I believe that you already know. Gate 5, along with the Marinship, has be subsiding since its construction during the WW II effort.

Parking lot etc adjacent to Heath Ceramics and ICB East lot.
Also to the properties (restaurants, studios etc across from East side of ICB

Industrial Center Building at Gate5 Road and Harbor Drive

Gate 5 and Harbor drive

Gate 5 Rd near Harbor Dr

Gate 5 Rd. at the ICB parking lots

ICB

Harbor Drive and Gate 5 Rd. Particularly on Gate 5 Rd.

I work at 480 gate 5 rd.

ICB 480 gate 5 Rd near W Harbor

Gate five rd at ICB

265 Gate 5 Rd

Harbor Dr

475 Gate 5 Road

In the parking lot in the back on 475 Gate 5 road. A lot of our employees drive in from work and we would have to monitor the flow of the water during heavy rains in order to ask them to move their cars

475 Gate 5 Rd
Varda Landing

Gate 5 road between Coloma & Harbor Drive
475 Gate 5 Road suite 109

475 Gate 5 road

Gate 5 Road between Harbor and Coloma

Gate Five Road, Coloma Street

Gate 5 Road and Harbor drive

Varda Landing

The Flooding impacts between Gate 5 Rd / Coloma St to Harbour Dr. this has been severely impacted for years and the tenants of this area continuously have to deal with flooding and loss of business due to inventory / person items getting destroyed. This was the first year we have seen the city help out in anyway with the flooding. This severely effects businesses which pay the city many thousands of dollars a years in business license and sales tax. Having no support of help with these city issues is very disheartening to the community.

IN front of 495 Gate 5 Rd.

Gate 5 road and varda landing

Varda Landing/Gate 5

In front of Heath/ The ICB.
In front of varda landing
At 55 Gate 5 road inside my house 🤔

Gate 5/harbor dr
Harbor dr to clipper entrance

I'd like to address the next question here it's very disruptive when it's flooding, but obviously it doesn't flood all the time mostly during king tides and a full moon are the worst but it is getting worse overtime

245 Gate 5 Road

near Heath

Middle of Gate 5 road near Heath and Anchorage and Plant Shop.

The foot of Gate 5 road- right in front of Spaulding Marine Center

Gate 5 area from Coloma to Harbor, Gate 6 Co-op, Gate 6 1/2, Varada landing area

In the drains between the buildings and on Coloma St and Gate Five Rd. We had substantial flooding this winter with 2 feet of water entering our warehouse

By Heath

Coloma St at Gate 5 Rd. The property I own a business at is located at 200 Gate 5 Rd

Gate 5 road and heath access

High tides, king tides.

at Harbor Drive. at Gate 3 entrance

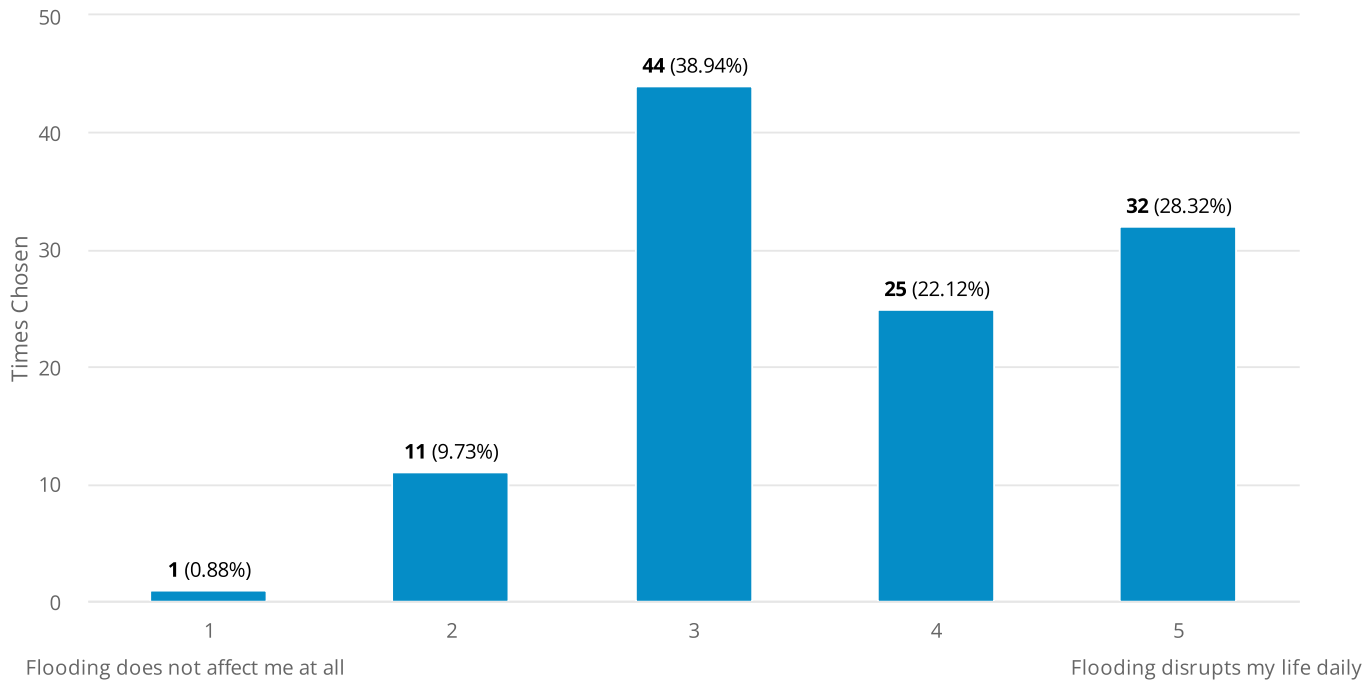
Varada Landing, Heath Ceramics

Bridgeway & Gate 5

Gate 5 Road and Harbor Drive intersection
Harbor Drive at Clipper Yacht Harbor
ICB parking lot at Gate 5 and Harbor Drive

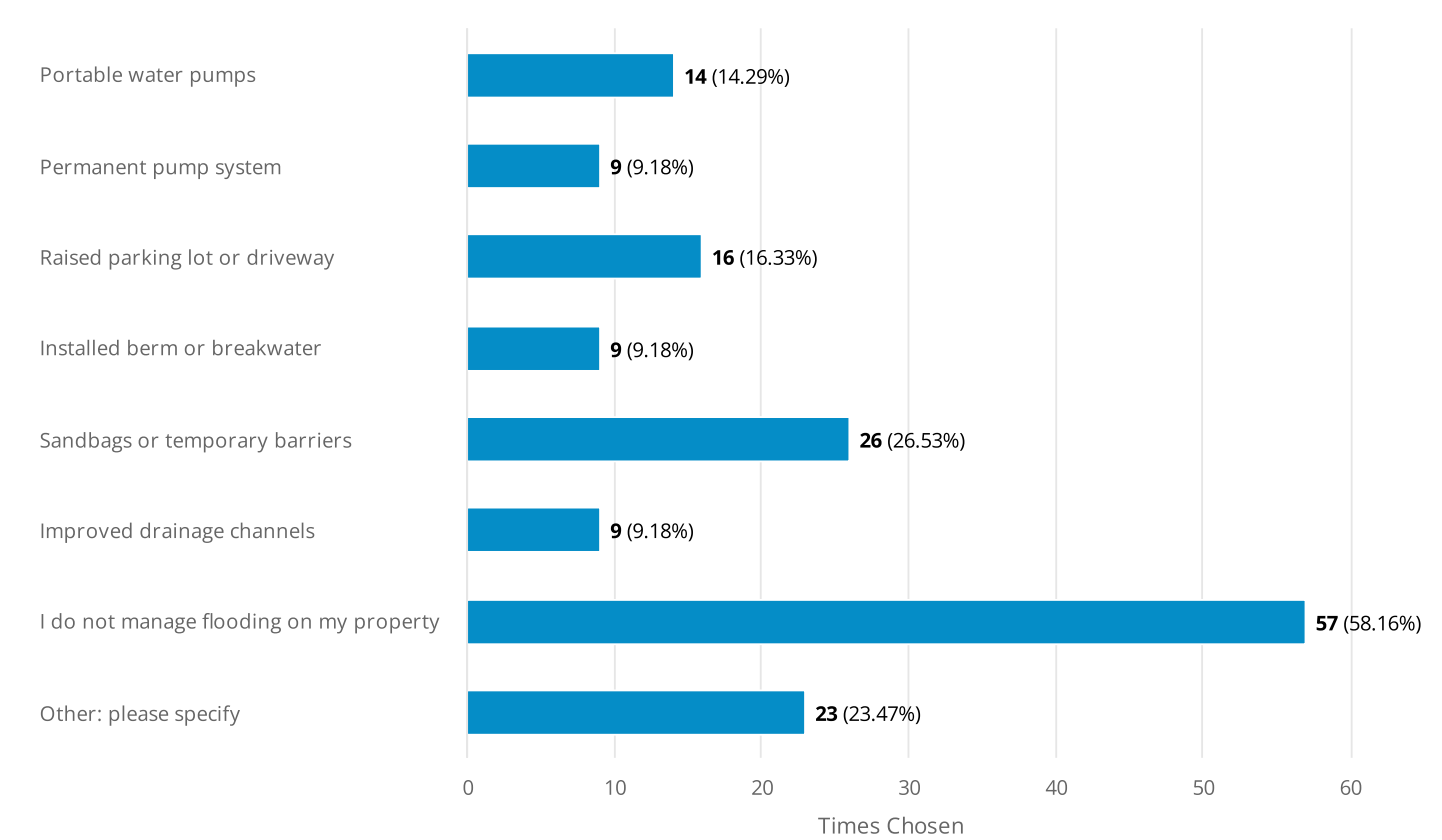
On a scale of 1-5, how disruptive is flooding on Gate 5 Road?

Number of responses: 113



What measures have you taken to manage flooding on your property?

Number of responses: 98



"Other: please specify" text answers:

- My home is hillside surrounded by Artesian springs (underground); even my own street can/has flooded
- NA
- We manage twice-daily flooding with a floating strategy
- Put WSP at helm; they're world's best.
- n/a
- I am a renter
- I have no control over what the situation is at work (ICB) and they are doing what they can. We have no problem at our part of Waldo Point Harbor
- Nothing yet, but after seeing the flooding in January and how close the water was to enter our building, will need to use barriers to try and keep our business safe

I do not own this property

I'm an artist at ICB and parking is the main issue I personally experience. However last year we had to completely change the Dec Open Studios date because it coincided with King Tides and the parking lot would be completely flooded and not conducive to crowds.

House boats float but access to the Marima can be impacted. (even though they raised the parking lot)

I can't drive thru the saltwater so I wear boots and walk around it

I own a business but not property

We had to move our entrance in 2015, due to increased flooding directly next to our property.

Property management handles any

Im not sure what the ICB at 480 Gate Five is doing or what can be done as the parking lot is under water.

We are still recovering from the Jan 3 2026 flooding

The owners of Building 475 Gate 5 Road are supposed to manage the flooding along with the city of Sausalito

onsite generator

Elevated all critical office equipment above 1 foot off floor

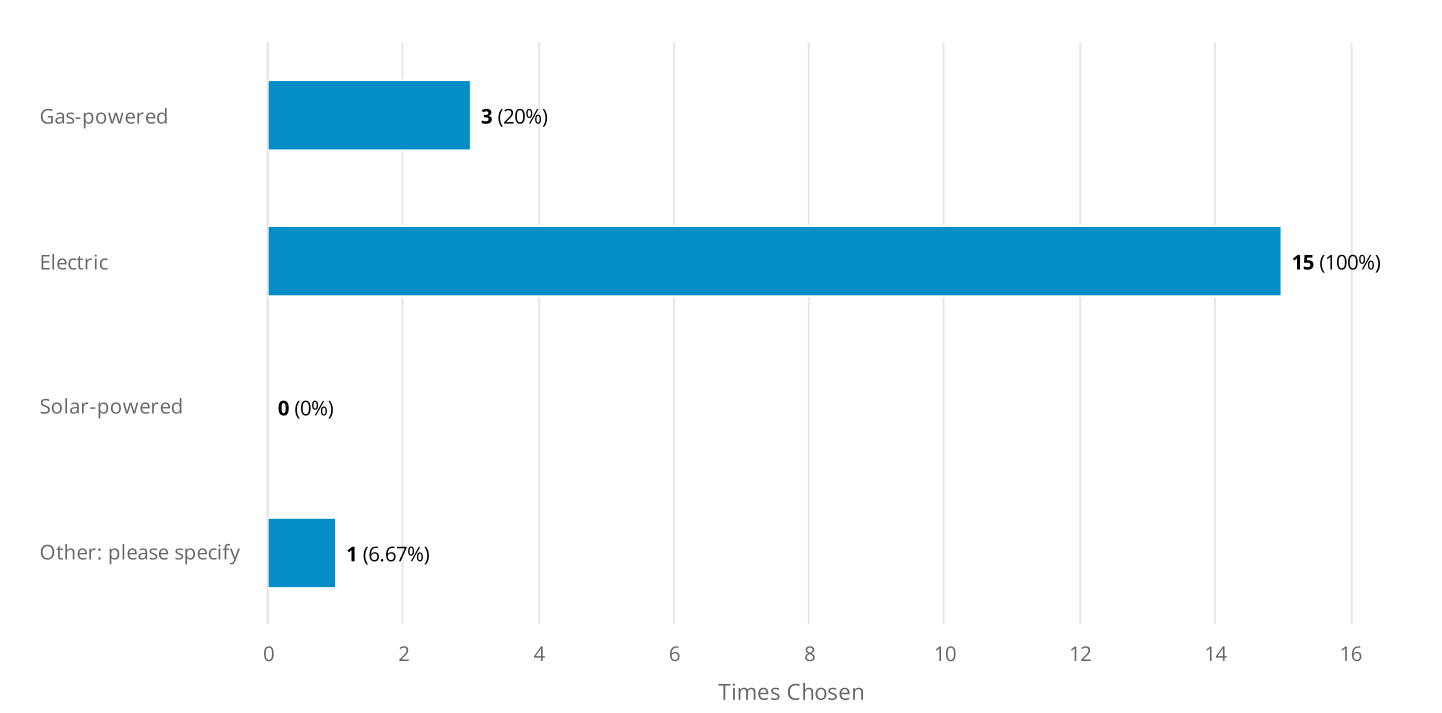
Our office property across from Marinship Park does not currently flood

N/A to us as a service provider we watch the tide table and work our schedule around that as much as possible taking care to impact properties affected

I do have to move cars, alter bike and driving routes

What type of pump do you use?

Number of responses: 15



"Other: please specify" text answers:

electric with generator backup

How many pumps do you use?

Number of responses: 14

Text answers:

- 1
- 3
- One large industrial size electric pump that is buried in a 4' deep and 36" wide custom housing and is backed up by a generator
- 2
- 4 sump pumps
- 3 temp

1 small electric pump for our unit

8

9 electric pumps

Depends on hoe much water we have.

9

8 electric pumps

3 electric pumps

7 (probably more - it's a 40-acre property)

What are the locations of your water pumps?

Number of responses: 11

Text answers:

Varda landing near art studios.

265 Gate 5 Road

475 Coloma, 401 Coloma

on the corners of the main building

Portable

475 Gate 5 road #100

40 Varda Landing

247 Gate 5 rd

247 Gate 5 Road

245 Gate 5 Road

All over Clipper Yacht Harbor (pretty much every building has a pump underneath it - except for Fish)

What capacity of water can your water pumps accommodate?

Number of responses: 34

Text answers:

N/A

N/A

NA

N/a

N/A at this time. Considering a permanent berm and pump system in storm drain inlets to pump rising tidal water to street.

Engage WSP teams; invite them to enjoy us. Their experience and expertise are unparalleled.

N/A

n/a

Not sure, but the water pump in the buildings parking lot failed due to its electrical out let getting comprised from high water, which in why my unit flooded fully with more than 6 inches of water

We are on a houseboat, so our water pumps are for leaks, not flooding.

IDK

no pumps

Not applicable

dont know. 475 gate 5 rd handles

??

NA

I float up and it stresses my companionway and unsafe.

N/A

I'm not sure

60

~100

n/a

They range in power from 1/4 hp to 1/2 hp

N/A to me. I am a tenant with a business that has been flooded out 2 years in a row.
Dec 15th, 2024 & Jan 1st -3rd 2026. Both times I had to shutter my business. With the December 15 flood there was such extensive damage that I was closed for 2 1/2 months while the owners redid the suite and this current one which was devastating January 1-3 it took a month to get back to business.

45,000gph

N/a

Not sure

There should be 3 pumps to take care of 55 Gate 5 road, but when the power goes out, the don't have a back up. They need constant power - especially during storms

800 gallons

25000 GPH

N/A

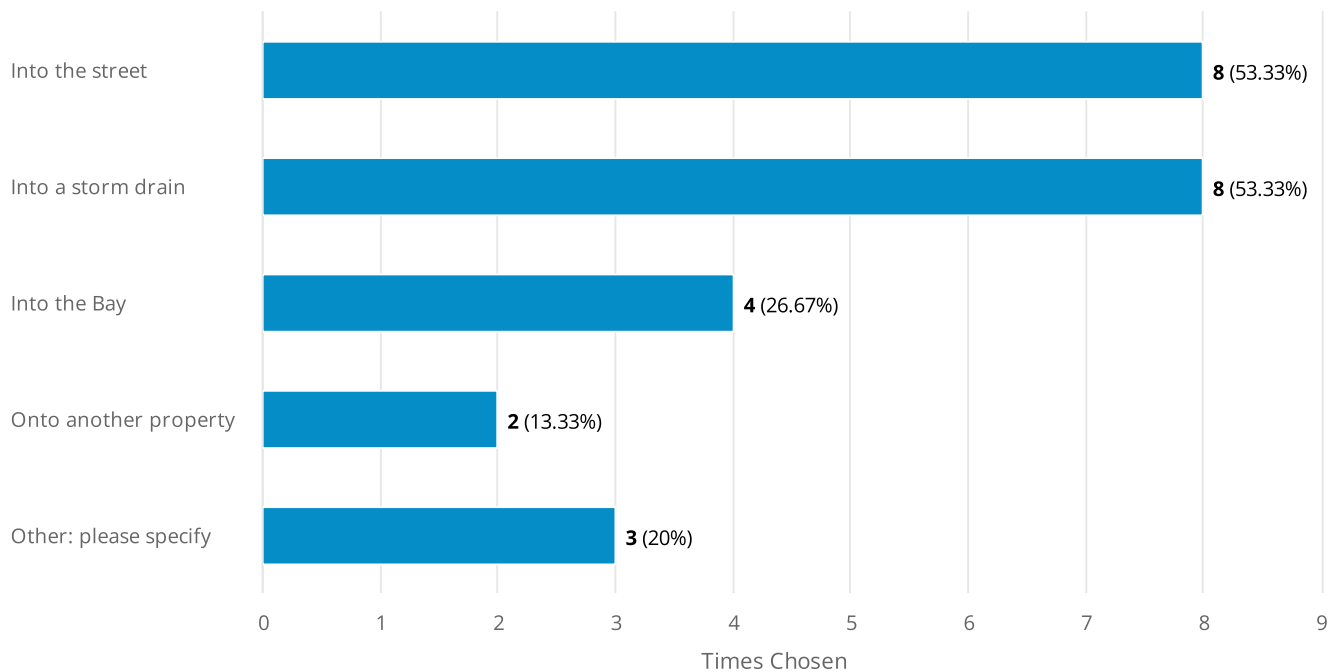
not sure

not sure

Don't know

Where does the water from your pump(s) discharge?

Number of responses: 15



"Other: please specify" text answers:

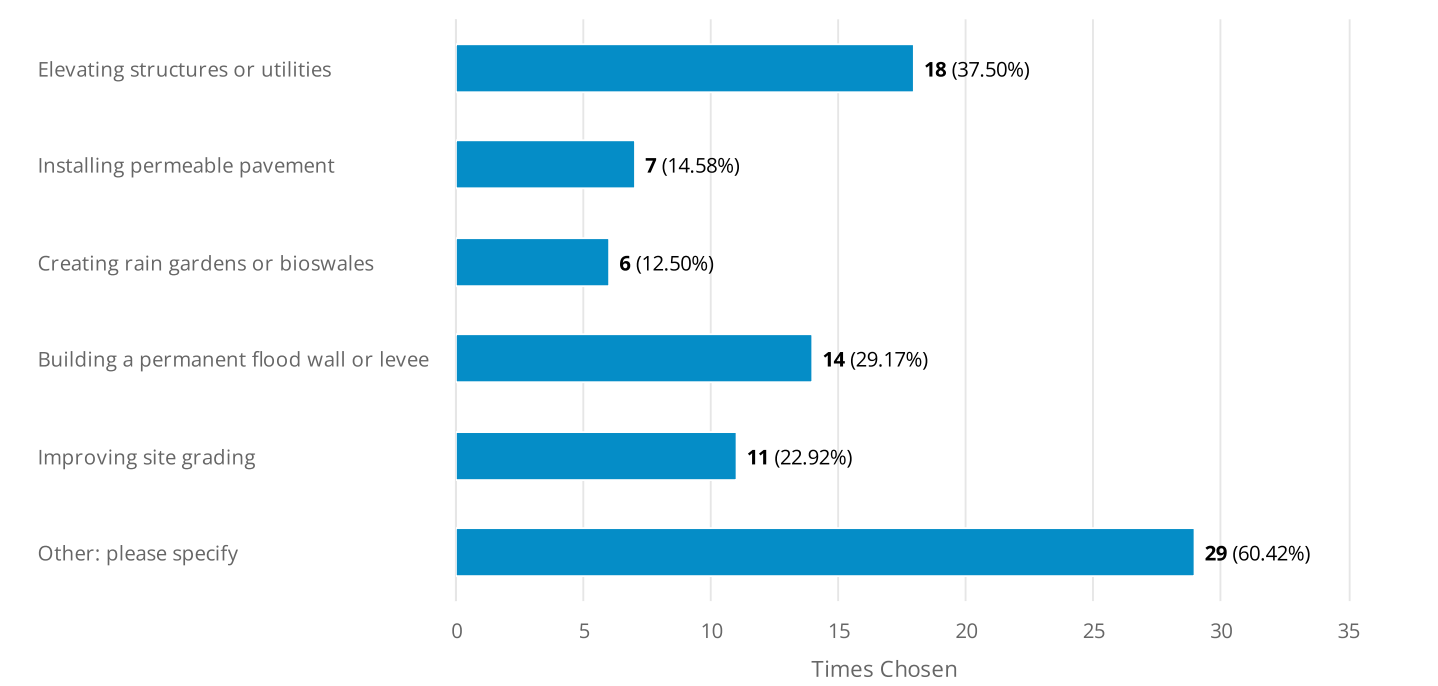
into the open storm drain channel that emerges from under Coloma Street and gate 5 Road (the same channel that overflows into our property during the worst of the king tides)

sink drain

Pumps disperse flows on our property and into drainage inlets

Have you implemented or considered any of the following long-term interventions?

Number of responses: 48



"Other: please specify" text answers:

- only working when it's not flooded or using alternative foot access (ICB has many front doors)
- French drains installed to divert ground water away from my house
- NA
- Live in Waldo Point Harbor where parking lots were raised starting back in 2010.
- we'd love to be able to build a barrier but the flooding goes into our lot as well. not just the street.
- We've considered a few things but can't afford to implement.
- permanent berm and pump system
- we raised all of the electrical outlets and replaced drywall with plywood panels that dry faster
- personally elevated in door personal items with risers
- Floating

not applicable, as I live on. about

Permanent discharge of raising water in storm drain into street coupled with increased parameter levy at parking lot

Not applicable

Sandbags in front of studio doors.

Do not own property so I do not have the ability to do any of the above

I do not own this property

Not sure what the Building management is considering re parking lots. Thankfully the building itself is elevated.

I live on a boat

Our only option is to raise our facility.

I don't manage the drainage

We have raised the equipment in our unit after having a refrigerator, a freezer and a dishwasher were destroyed in the flood.

Not my building. Just a tenant.

The landlord took measures after we lost our business at 491 gate five road. We ended up moving our location down the street after we lost everything

Any options just divert the water to another area. Doesn't solve the issue.

I built a garden to act as a mounded defense.

Not yet since we're not yet experiencing flooding locally

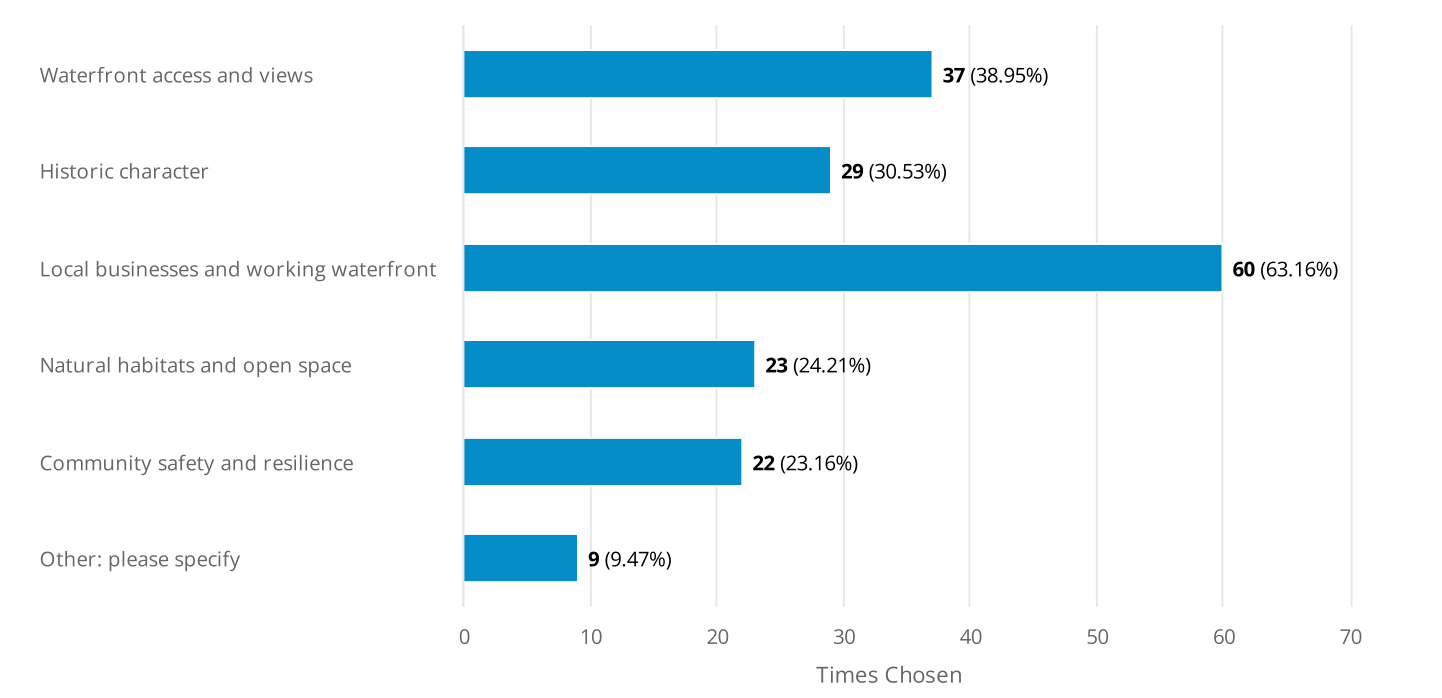
Many of the areas we service have raised or improved access to service areas

Moving out of the area

n/a I'm renting

Which of Sausalito’s unique qualities are most important to you as we plan for the future?

Number of responses: 95



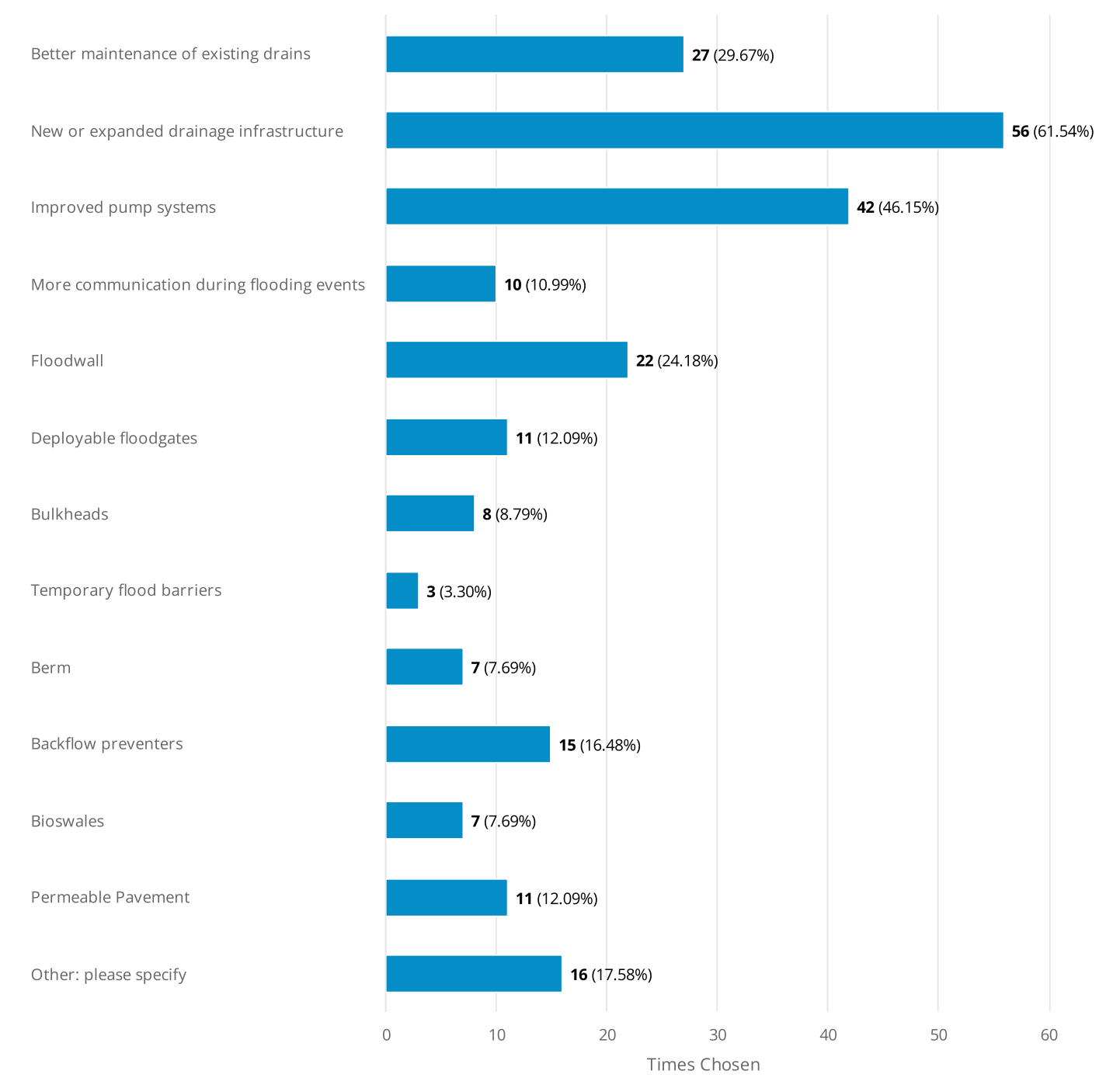
"Other: please specify" text answers:

- the single most important quality for us and our 20+ artist tenants is the presence of other art studios along gate 5 road
- all above items are important
- A cohesive resilient design, as opposed to a bunch of band-aids
- Stop the flooding on Gate 5 Road. Keep the city pumps that were positioned on Harbour Drive and on the corner of Coloma and gate five Road that seemed to stop the street from flooding.
- Affordable Housing
- A vibrant waterfront neighborhood with streets and utilities above flood levels projected for 2100
- Protecting Ordinance 1022 - historic character and access to the waterfront for all.
- again, as a service provider we feel it is important to us to provide service to the businesses and residents to best support them.

Park access/areas for local residents to gather. Also, infrastructure and local services

What improvements do you think are most needed? Note that some of these solutions are active/engineered (such as new pump systems), and ones at the bottom are more passive/ecological (such as bioswales).

Number of responses: 91



"Other: please specify" text answers:

- Flood walls work great at South 40 Dock
- Research Dutch solutions to sea level rise. They are experts.
- Raising roads-gate 6 in particular by yellow ferry and Richardson Marina

Invite WSP to lead us to shared vision of success

reduce regulatory barriers to raising grades and structures

nature based adaptations and floating structures

Raise roads

am not knowledgeable in this subject

I am not an engineer, so I don't feel qualified to answer this question, but I am hoping that Sausalito was working with people who would be qualified and could help with the solution

I do not know

Raise all of Gate 5 Road @5 feet in elevation.

purchase marginal properties to connect Bay Trail atop a dike or flood wall

The businesses on gate 5 road keep adding bark to their landscaping. This floats when it floods and then clogs drains. Fine the property owners for doing this until they change habit. It's ridiculous.

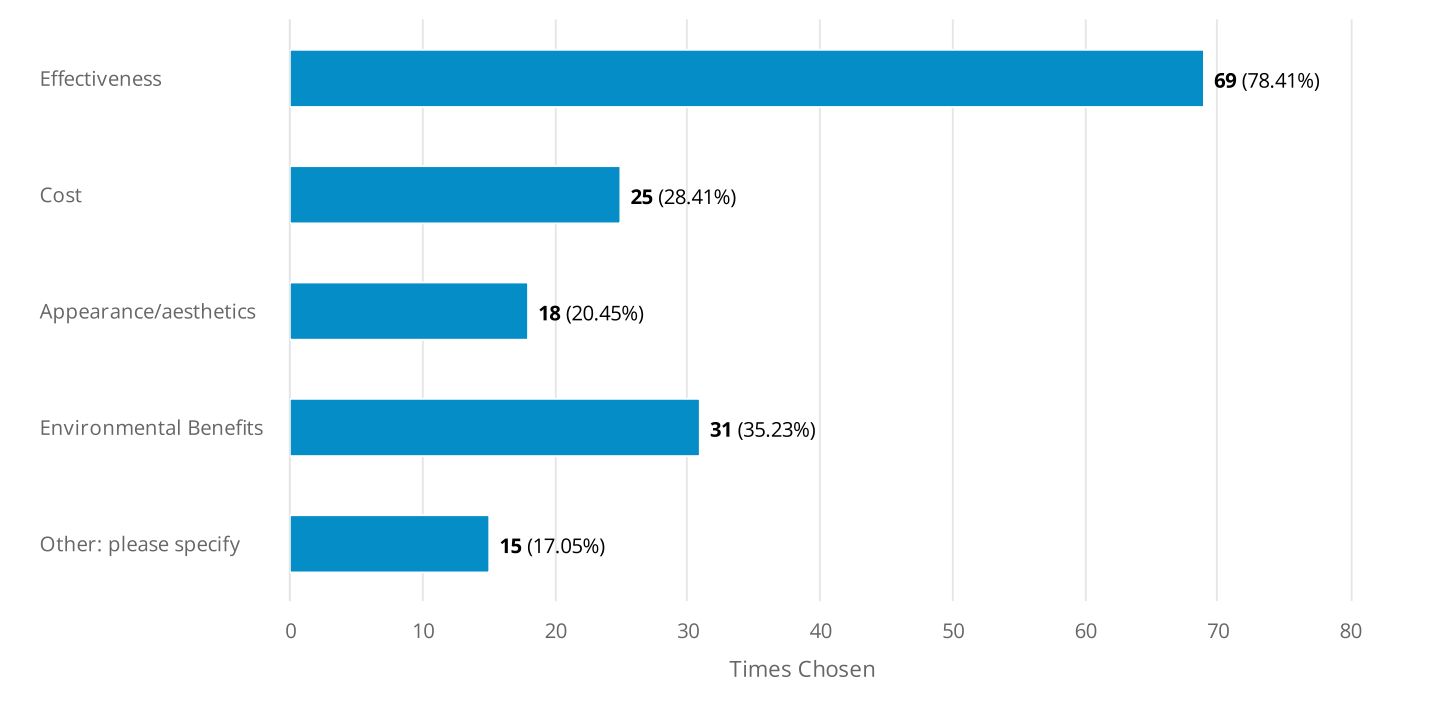
Renewed neighborhood with raised streets and utilities

I am not knowledgeable enough to rank these issues on effectiveness. But it's not OK for Gate 5 Road to be so frequently flooded. I'd like Sausalito to look at options for addressing this.

Elevated walk/bike ways

Why do you support the improvements you chose in the last question?

Number of responses: 88



"Other: please specify" text answers:

- All of these because we share so much in common, including houseboats. They have floating apartment and business housing. Make true innovation boost Sausalito into something more than a tourist trap.
- Acceee to residents' properties.
- access to business and work
- preventable flooding is costly and annoying and should have never happened and or the building units on the ground level should be condemned at 475 Gate 5 Rd
- pumps will not work, no where to pump the water to
- Practical
- these were not addressed by any of the shoreline adaptation planning efforts
- Regional plan that helps Marinship
- I am not a flood expert. I just want my studio to stop flooding and want the city to do something about it

Protect the buildings and businesses in the area

public access to bayside, paired with flood management

Current flooding plus projected sea level rise require us to act . . might as well use that as a catalyst to create a more vibrant neighborhood

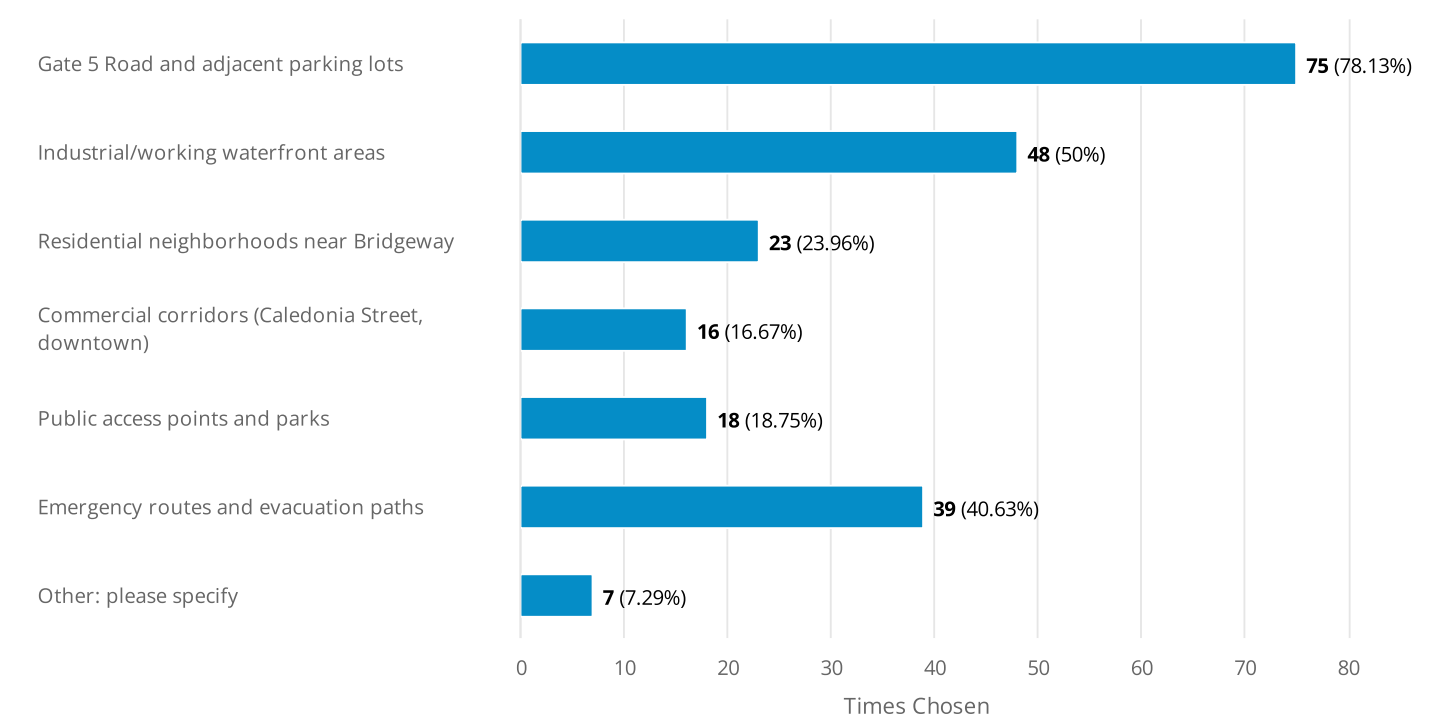
to be honest not our area of expertise but feel these may be effective.

We need a solution to the flooding. I can't possibly evaluate the effectiveness of bioswale vs a pump. I expect that our government is doing that research and analysis on our behalf.

balance of all the above

If trade-offs must be made, which areas should be prioritized first?

Number of responses: 96

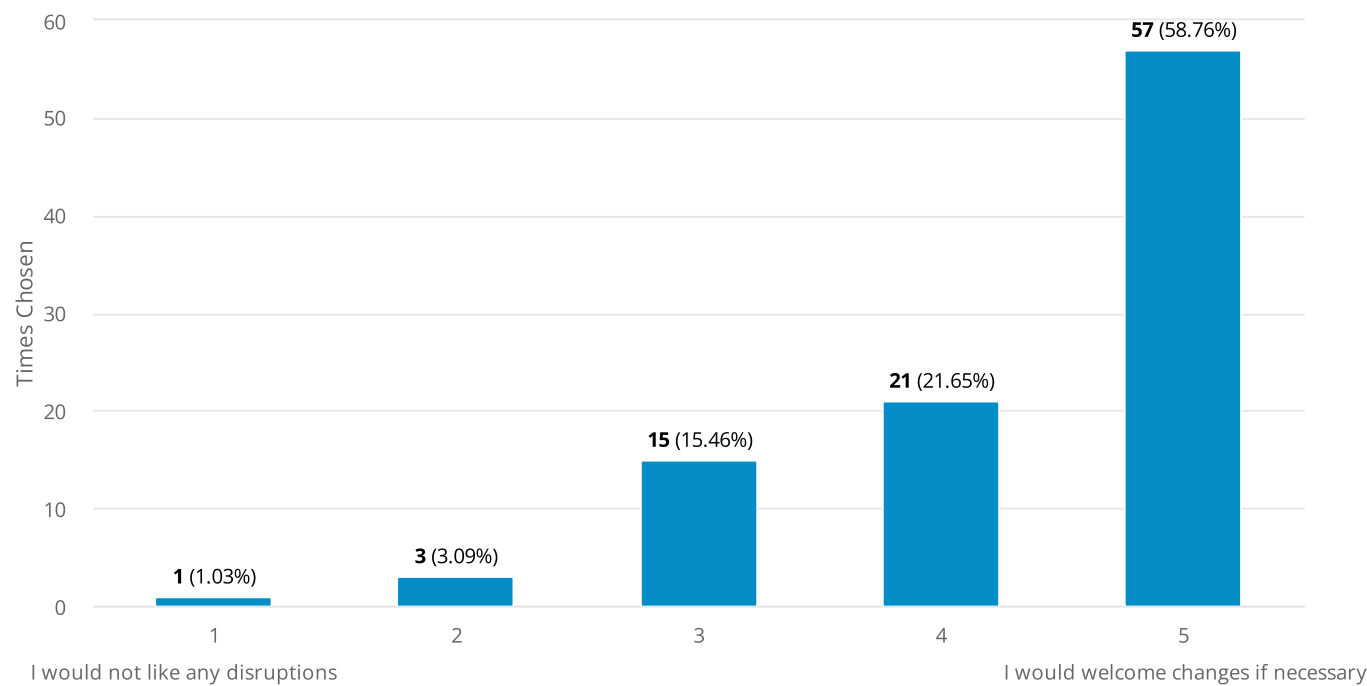


"Other: please specify" text answers:

- Environment
- Houseboat residents access to their homes.
- Please: let's hear from WSP; the people are waiting.
- If you allow owners along the waterfront to raise the grade, then that will protect the inland areas
- infrastructure in the Marinship and seawater infiltration
- Houseboats protction. Raise the Marina dock?
- Accepting limitations of environment

How willing are you to accept disruptions such as construction impacts or changes to parking or access?

Number of responses: 97



Are there places that drain well after a storm? What have you noticed that works? Are there specific locations where small improvements (e.g., clearing drains, adding signage) could help right away?

Number of responses: 31

Text answers:

No. Gate 5 should get actively pumped down

Recently installed pump system

I'd like to see more information on environmental affects of the proposed solutions, especially vertical solutions.

Also, I really care about the people in the area, but just for context: what would be the effect if we turned it back to a wetland? Is that what it was before? How would it affect flooding? How much would it cost?

"People power" all the way, as usual

None noticed

Only places that drain well are elevated above sea level.

Yes. And I have video but too big to upload here.

thanks to the city's cleaning of the drains nearby, it seems like things drain quickly after a storm.

It seems the drains at gate 5 & coloma work well. They're just very dependent on the tide (as soon as the tide peaks they start to drain out). I don't know if backflow or check valves would harm other areas but I imagine they'd work well for us here. Thank you!

Let's hear from the experts

On our properties we have zero drainage issues, but we have massive flooding issues. The only durable and simple solution to the flooding is to raise the grade and the structures, but we are not able to afford to do that in the continued absence of a streamlined application process with reasonable fees, or no fees.

No I have massive issues at my office 475 Gate 5 Rd #111 and home 199 BULKLEY AVE ; at my home this season it seems some emergency cleaning from Fire Dept on Bulkley due to a flooding emergency a block down slightly improved my driveway flooding temporarily for a couple of days

I'm not an engineer, but it seems like bulkheads or beaming could help. When the water recedes, it drags oil and other materials back into the bay, because the drainage (pipes in the street) is such a mess.

Installing backflow preventers on the storm drain system for Gate 5 between Coloma and Harbor Drive appears to be something that would have the greatest impact on reduction of tidal flooding.

The pumps brought in along Gate 5 Road during the second king tide seemed to elevate flooding. I was pleasantly surprised that something could be done. This flooding has been effecting this area for years.

Existing drainage seems to work at Gate 5 and Harbor.

Don't know

Have not seen significant improvement. The draining onto Gate 5 road from adjacent property seems a big cause of road flooding

Clipper Yacht Harbor has been the most effective citizen in raising their land elevation to deal with climate change. A reasonable goal is to raise the public streets to the approximate elevation of Gate 3 Road, directly sandwiched between Green's Office building and Clipper's dry storage yard. This would be a worthy goal of public investment, and then allow land owners to raise their own land (or provide other flood prevention strategies) to their own properties. I would remind Sausalito that the tax revenues and economic activities of

the Gate 5 Road neighborhood are enormous. Sausalito government will be much smaller without that tax base (i.e. "we let it become marsh land").

I just want to get to work. Some days I miss work because of the flooding. I've been at 480 Gate 5 Rd. For 45 years. The saltwater flooding is a real problem for cars.

Caledonia and Harbor, I've seen improvements with temp pigs in storm drain outfalls and temp pumps provided by the city. New duck bills and flapper valves would really help.

Nothing seems to help when the city positioned those two huge pumps, one on the corner of Harbour Drive and gate five Road and one at Coloma and gate five Road keep those pumps there

475 Gate 5 rd

Adding signage during flooding incident when entering Gate 5 Rd from Harbor Drive.

I am a sunken island, so I maintain my own, but the neighborhood is suffering. Only a sea wall connecting Waldo Point South Forty to Clipper property will solve the problem. That wall would need several outlets, all with back flow prevention.

The walls of the canal at the end of Coloma need to be raised 2+feet to prevent flooding from tides above 7 feet (MLLW). Flapper valves need to be installed on the storm drain exits on Gate 5 Rd to the main drain on Coloma.

Unsure

What does the signage do? Adding Signage to do what? Nothing drains well after the storm. Raised parking lots and pumps work.

Yes We have met with Kevin McCracken and discussed a plan to raise the gravel road between Clipper Yacht Harbor corp yard and Gate 5. Then install new pipes with check valves in the canal and pump discharge lines that run under the road above the canal in the Clipper property. This will allow the drains to be pumped at a King tide without the bay filling up gate 5 road.

Spencer and Sam Carlos improved drainage improvement was immediately. Taking down unnecessary trees and vines- allowed for better sight and safety on this major street.

DPW put a pump in the drain at Gate 5 and Harbor Drive last king tide and it effectively prevented flooding in the usual spots

Do you have any files, including photos or maps, that show specific problem areas or solutions you support?

Number of responses: 9

Sausalito Gate 5 Survey screen shot.png (131 KB)

TermPaperPart3_MegHaywoodSullivan.pdf (2 MB)

IMG_0958.jpeg (2 MB)

ICB Flooded--screenshots.jpg (588 KB)

IMG_4338.jpeg (4 MB)

IMG_7806.jpeg (3 MB)

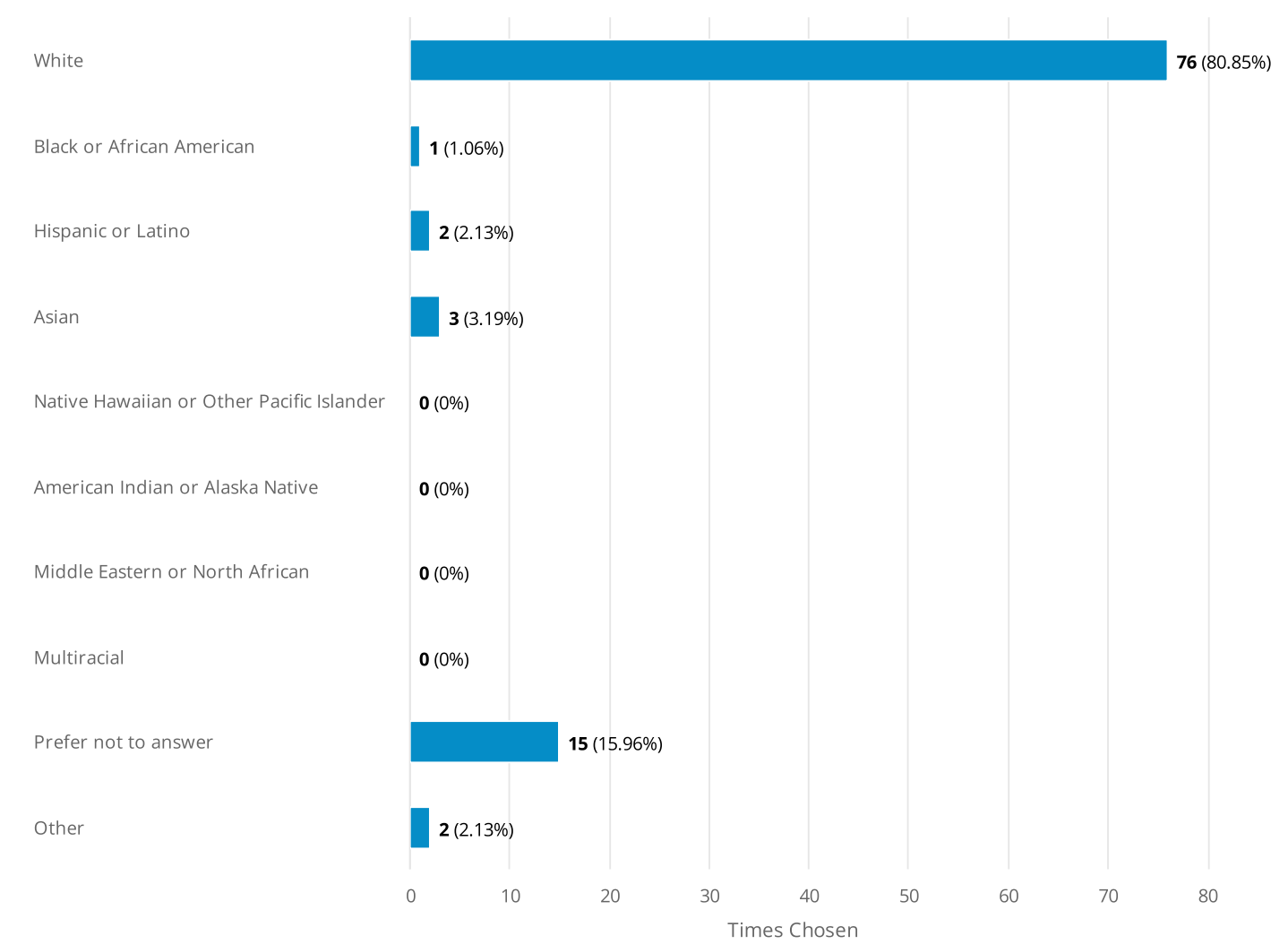
911F35DC-D42D-464B-B1E7-526B9FAD7CA4.jpeg (395 KB)

IMG_7064.jpeg (1 MB)

IMG_5596.jpeg (5 MB)

How would you describe your ethnicity?

Number of responses: 94



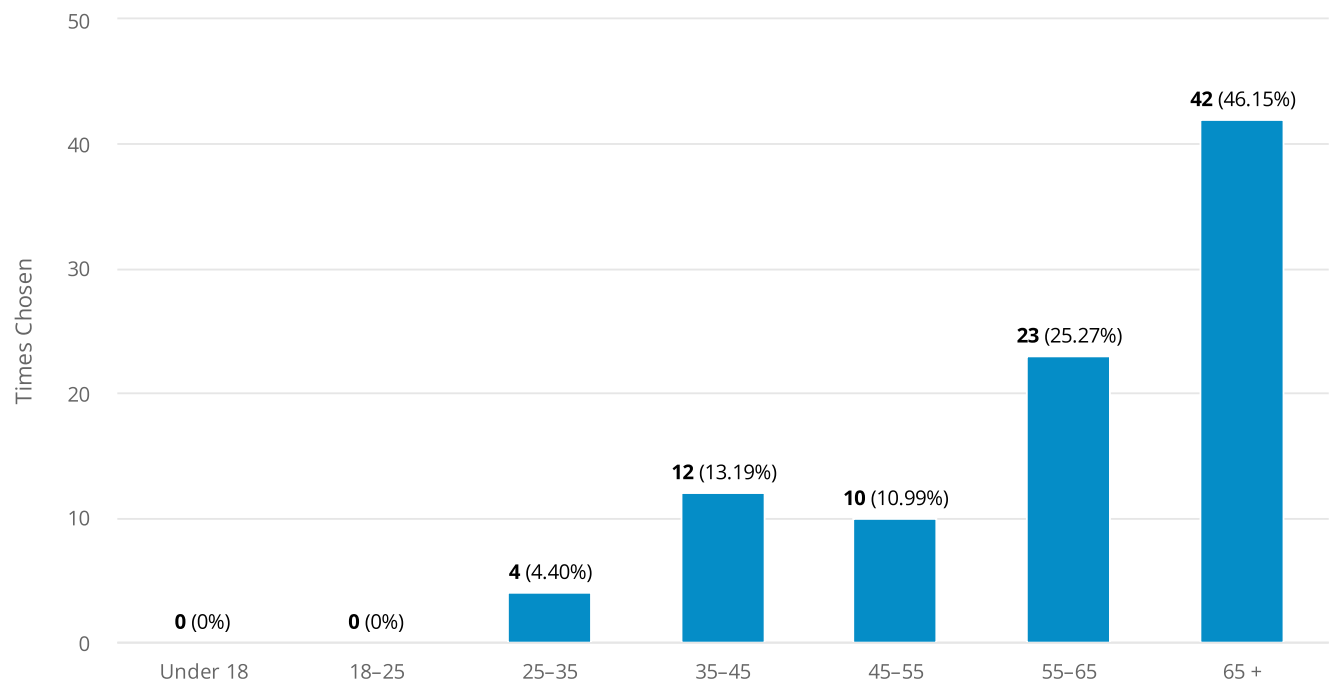
"Other" text answers:

First generation immigrant

Responding to this survey with all in mind as a service provider

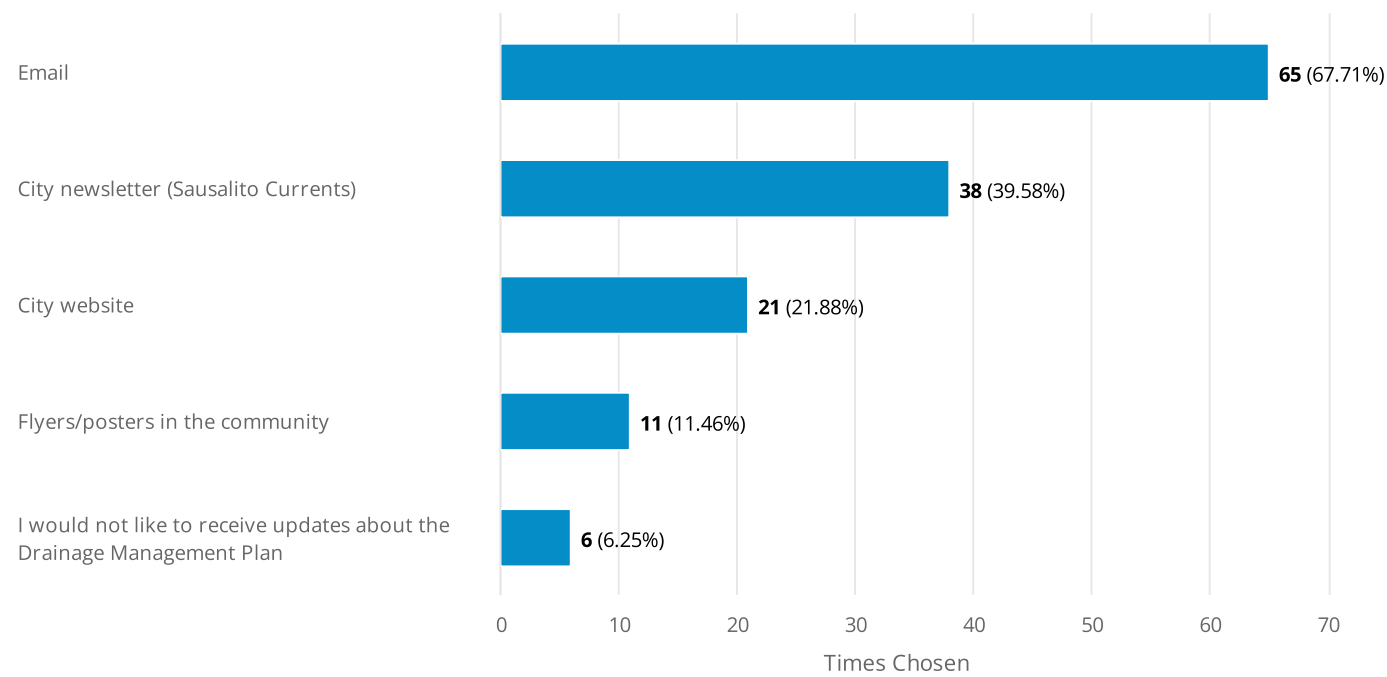
How old are you?

Number of responses: 91



How would you prefer to receive updates about the Gate 5 Drainage Management Plan?

Number of responses: 96



Please enter your email address:

Number of responses: 73