EXHIBIT B

DEMOGRAPHIC STATEMENT

Lakeport, California

Main Street

Location of Lakeport in Lake County, California

Population

(2010)

• **Total**	4,753
• **Estimate** (2016)[4]	4,772

Website	cityoflakeport.com

Lakeport is an incorporated city and county seat of Lake County, California.[3] This city is one hundred and twenty-five miles northwest of Sacramento. Lakeport is on the west shore of Clear Lake,[6] at an elevation of 1355 feet (413 m).[3] The population was 4,753 at the 2010 census, down from 4,820 at the time of the 2000 census.

History

The city was formerly named **Forbestown**, **Rocky Point**, **Stony Point**, and **Tuckertown**.

Lakeport was first settled by Native Americans several thousand years ago. At the coming of the settlers, the Kabe-napos, a subtribe of the Pomo people, lived here within their main village. The village name was Kaci-Badon, after the water lily plant Kaci and badon which was the native name for island.[7]

The first business in Lakeport was established in 1855. Goods were traded to the natives for their wares and baskets. The business was run by a man named Johnson, but he did not have a store location. The first shop built in the Lakeport area was constructed by Dr. Boynton.

It was William Forbes and James Parrish, however, who created the first shop in the main Lakeport area. Parish was a blacksmith and Forbes was a wagon maker. Forbes was also a pioneer undertaker. It was this investment as well as the land grant Forbes bestowed upon the county, which earned Lakeport its first name: Forbestown.

William Forbes came to the area in 1858. He purchased 160 acres (0.6 km^2) on which to build his home and farm. When the county was investigating land to put the local county seat, Forbes offered 40 acres (160,000 m^2) of his property on which they could build the county office. The electorate thanked Forbes for his generosity by naming the town after him. Although the town no longer bears his name, other landmarks still retain their name association to the late William Forbes.

On June 14, 1861, Forbestown was officially changed to Lakeport. Some locations still bear the Forbes name, however, such as Forbes Creek and Forbes Street. In 1850, Captain Nathaniel Lyon led an attack in the Bloody Island Massacre. Lyon would later die fighting for the Union in the Civil War.[8]

The first post office, called Big Valley, opened at the site in 1858, and changed its name to Lakeport in 1861.[6]

The first Lakeport courthouse was built from wood in 1861. The building burnt under suspicious circumstances in 1867. In 1864, the Cache Creek Dam was built. Four years later, the locals tore the dam down and destroyed the mills it helped operate, after waters diverted by the dam flooded most of

Lower Lake and Anderson Ranch.[9] In 1872, a sighting of the legendary "Monster of Blue Lakes" or "Devil Fish" caused Indians from all around to gather at Temescal to await an expected calamity.

In 1882, Black Bart robbed the stage traveling between Lakeport and Cloverdale. During this time period, over 450 Chinese immigrants were employed to work the area's quicksilver mines.

In 1883, William "Digger" Jones was hanged at Lakeport jail. He was the only white man ever legally hanged by the county.

In 1888, Lakeport was incorporated. For nearly a century, it was the only incorporated city in Lake County. In 1892, Lakeport got its first telephone.

Geography

Historic Courthouse

Lakeport is located at 39°02'35"N 122°54'57"W.[3] According to the United States Census Bureau, the city has a total area of 3.2 square miles (8.3 km^2), of which, 3.1 square miles (8.0 km^2) of it is land and 0.1 square miles (0.26 km^2) of it (4.39%) is water.

The Lakeport area is located on a sediment-filled valley adjacent to Clear Lake. Exposed materials within the area are limited to serpentinite and quaternary sediments. These sediments are poorly consolidated to unconsolidated mixtures of sand, silt, clay, and gravel derived from older rock in the adjacent mountains. Because of the low strength of the quaternary sediments, they are subject to rapid erosion and shallow slumping.

The majority of faults in the County are located in the [Cobb Mountain](#) area and Hopland Grade area running southeasterly to the southern County line. The southeastern portion of the County also appears to have considerable earthquake faults. There are also [active faults](#) within the vicinity of the City of Lakeport, including the [San Andreas Fault](#) which is 30 miles (48 km) to the west, and the [Healdsburg Fault](#) which is 15 miles (24 km) to the west. These faults have been responsible for moderate to major earthquakes in the past. The maximum creditable earthquake magnitudes are 8.25 for the San Andreas fault and 6.75 for the Healdsburg fault.[10]

There is a potentially active rupture zone (defined as a fault that has been active during quaternary time – the last 2,000,000 years) existing immediately east of the City limits running parallel and adjacent to the shoreline of Clear Lake. Within the past 200 years, no major potentially damaging earthquakes have occurred along any faults within Lake County, including the Big Valley fault adjacent to the eastern City boundaries. Geologically, recent faulting is indicated, however, by the apparent displacement of quaternary earth materials along the [Big Valley fault](#).

The largest [earthquake](#) to affect the City was the 1906 San Francisco earthquake which had a magnitude of 8.3. Although shaking was severe, overall damage in Lakeport was comparatively minor and generally limited to the fall of decorative masonry and chimneys.

The city relies on wells for the majority of its [potable](#) supply. In periods of high rainfall, flooding from [Clear Lake](#), [Scotts Creek](#) and [Forbes Creek](#), has caused historic property damage.

Climate

Lakeport, as well as all of the Clear Lake area, has hot, mostly dry summers and cool, wet winters. The average January temperatures are a maximum of 53.4 °F (11.9 °C) and a minimum of 31.5 °F (−0.3 °C). The average July temperatures are a maximum of 94.4 °F (34.7 °C) and a minimum of 53.0 °F (11.7 °C). There are an average of 77.5 days with highs of 90 °F (32 °C) or higher and an average of 75.5 days with lows of 32 °F (0 °C). The record high temperature was 112 °F (44 °C) on August 10, 1971, and September

13, 1972. The record low temperature was 9 °F (−13 °C) on December 9, 1972. Its climate can be classified as [hot-summer Mediterranean climate](#) according to the [Köppen climate classification](#) system. Average annual precipitation is 28.36 inches (72.0 cm). There are an average of 66 days with measurable precipitation. The wettest year was 1973 with 44.50 inches (113.0 cm) and the driest year was 2013. The most precipitation in one month was 19.62 inches (49.8 cm) in February 1986. The most precipitation in 24 hours was 5.43 inches (13.8 cm) on December 10, 1937.

Snow is relatively rare in Lakeport, but common in the surrounding mountains. Average annual snowfall is 1.0 inch (2.5 cm). The most snow in one month was 15.0 inches (38 cm) in January 1937.[11]

Climate data for Lakeport

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Record high °C (°F)	72 (22)	79 (26)	82 (28)	91 (33)	99 (37)	106 (41)	109 (43)	106 (41)	106 (41)	95 (35)	90 (32)	77 (25)	109 (43)
Average high °C (°F)	52 (11)	55 (13)	61 (16)	68 (20)	77 (25)	82 (28)	93 (34)	91 (33)	88 (31)	75 (24)	61 (16)	54 (12)	71 (22)
Daily mean °C (°F)	41 (5)	45 (7)	46 (8)	52 (11)	59 (15)	64 (18)	72 (22)	70 (21)	66 (19)	57 (14)	48 (9)	43 (6)	55 (13)
Average low °C (°F)	30 (−1)	34 (1)	34 (1)	37 (3)	43 (6)	46 (8)	52 (11)	50 (10)	46 (8)	41 (5)	36 (2)	34 (1)	40 (5)
Record low °C (°F)	14 (−10)	21 (−6)	25 (−4)	28 (−2)	30 (−1)	30 (−1)	34 (1)	36 (2)	—	27 (−3)	23 (−5)	18 (−8)	14 (−10)
Average [precipitation](#) mm (inches)	5.9 (150)	5.1 (130)	3.5 (90)	1.6 (40)	0.8 (20)	0 (0)	0 (0)	0 (0)	0 (0)	1.2 (30)	2.8 (70)	5.1 (130)	26 (660)

Average snowfall cm (inches)	1.4 (3.6)	0.1 (0.25)	0 (0)	0.6 (1.5)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0.4 (1.0)	0 (0)	2.5 (6.4)

Source: [12]

Demographics

Historical population

Census	Pop.	%±
1880	562	—
1890	991	76.3%
1900	726	−26.7%
1910	870	19.8%
1920	1,024	17.7%
1930	1,318	28.7%
1940	1,490	13.1%
1950	1,983	33.1%
1960	2,303	16.1%
1970	3,005	30.5%
1980	3,675	22.3%
1990	4,390	19.5%
2000	4,820	9.8%
2010	4,753	−1.4%
Est. 2016	4,772 [4]	0.4%

2010

The [2010 United States Census](#)[14] reported that Lakeport had a population of 4,753. The [population density](#) was 1,486.0 people per square mile (573.8/km²). The racial makeup of Lakeport was 3,932 (82.7%) [White](#), 46 (1.0%) [African American](#), 147 (3.1%) [Native American](#), 99 (2.1%) [Asian](#), 5 (0.1%) [Pacific Islander](#), 337 (7.1%) from [other races](#), and 187 (3.9%) from two or more races. [Hispanic](#) or [Latino](#) of any race were 799 persons (16.8%).

The Census reported that 4,616 people (97.1% of the population) lived in households, 11 (0.2%) lived in non-institutionalized group quarters, and 126 (2.7%) were institutionalized.

There were 2,002 households, out of which 563 (28.1%) had children under the age of 18 living in them, 803 (40.1%) were [opposite-sex married couples](#) living together, 260 (13.0%) had a female householder with no husband present, 110 (5.5%) had a male householder with no wife present. There were 177 (8.8%) [unmarried opposite-sex partnerships](#), and 16 (0.8%) [same-sex married couples or partnerships](#). 665 households (33.2%) were made up of individuals and 328 (16.4%) had someone living alone who was 65 years of age or older. The average household size was 2.31. There were 1,173 [families](#) (58.6% of all households); the average family size was 2.93.

The population was spread out with 1,031 people (21.7%) under the age of 18, 352 people (7.4%) aged 18 to 24, 1,033 people (21.7%) aged 25 to 44, 1,384 people (29.1%) aged 45 to 64, and 953 people (20.1%) who were 65 years of age or older. The median age was 44.2 years. For every 100 females, there were 90.8 males. For every 100 females age 18 and over, there were 86.8 males.

There were 2,395 housing units at an average density of 748.8 per square mile (289.1/km²), of which 1,198 (59.8%) were owner-occupied, and 804 (40.2%) were occupied by renters. The homeowner vacancy rate was 5.1%; the rental vacancy rate was 8.4%. 2,661 people (56.0% of the population) lived in owner-occupied housing units and 1,955 people (41.1%) lived in rental housing units.

2000

As of the census[15] of 2000, there were 4,820 people, 1,967 households, and 1,233 families residing in the city. The population density was 1,799.8 people per square mile (694.4/km²). There were 2,394 housing units at an average density of 893.9 per square mile (344.9/km²). The racial makeup of the city was 88.7% White, 0.8% African American, 2.0% Native American, 1.5% Asian, 0.2% Pacific Islander, 3.5% from other races, and 3.4% from two or more races. Hispanic or Latino of any race were 11.5% of the population.

There were 1,967 households out of which 29.7% had children under the age of 18 living with them, 44.7% were married couples living together, 12.6% had a female householder with no husband present, and 37.3% were non-families. 31.0% of all households were made up of individuals and 16.2% had someone living alone who was 65 years of age or older. The average household size was 2.36 and the average family size was 2.93.

In the city, the population was spread out with 24.5% under the age of 18, 6.9% from 18 to 24, 24.7% from 25 to 44, 22.8% from 45 to 64, and 21.0% who were 65 years of age or older. The median age was 41 years. For every 100 females, there were 86.9 males. For every 100 females age 18 and over, there were 84.7 males.

The median income for a household in the city was $32,226, and the median income for a family was $37,900. Males had a median income of $36,719 versus $25,089 for females. The per capita income for the city was $17,215. About 13.5% of families and 15.7% of the population were below the poverty line, including 20.9% of those under age 18 and 5.6% of those age 65 or over.

Given the fact that the Lakeport area has an economy that is based somewhat on agricultural activities occurring in the Big Valley and Scotts Valley area which involve the growing and harvesting of food and nut crops as well as the increasing wine industry, there are a significant number of transient and seasonal farm workers. The need for housing, health care services, child care, and other services is

clearly evident in this segment of the population. Insufficient data is available to quantify the total number of seasonal or transient farm laborers that are living or working in the Lakeport area.

Government

In the California State Legislature, Lakeport is in the 2nd Senate District, represented by Democrat Mike McGuire, and in the 4th Assembly District, represented by Democrat Cecilia Aguiar-Curry.[16]

Federally, Lakeport is in California's 5th congressional district, represented by Democrat Mike Thompson.[17]

The City of Lakeport is defined as a general law class of city. A general law city is governed by California State law and by locally-adopted ordinances. Of California's 478 cities, 370 are considered general law cities. The remaining 108 are chartered cities governed by the city charter, local ordinances, and some State laws.

Lakeport has a City Council / City Manager form of government. There are five elected City Council Members who serve overlapping terms and who annually select a Mayor from their ranks. The Mayor, which is a largely ceremonial position, presides over the City Council meetings, represents the City at community events, and has the authority to sign letters, proclamations, and other official documents.

Up until 2001, the City operated with a City Council / Department Head form of government. In the year 2000, the City Council approved Ordinance No. 807 which adopted the City Council / City Manager form of local government, designed to combine the leadership policies of elected officials in the form of a City Council with the managerial and administrative abilities of a qualified professional City Manager.

Under this form of government, the City Council is the legislative body and power is centralized in the elected Council collectively, and not in individual members of the Council. The Council focuses on the community's goals, provision of public services and utilities, General Plan and land use, economic development, redevelopment and development standards, capital improvements, financing, and strategic planning.

The City Manager is hired to serve the Council and the community and to bring to Lakeport the benefits of education, training, and experience in administering the City's projects, programs, and public services on behalf of the Council. The City Manager prepares a recommended budget for the Council's consideration; oversees the recruitment, hiring, and supervision of City personnel, contractors, and consultants; serves as the Council's chief advisor; and implements the Council's policies and programs and public services in an effective and efficient manner.

The City of Lakeport is a provider of a wide range of services and utilities, which include administration, planning, building, engineering, street maintenance, storm drainage, parks and recreation, police services, economic development, housing, nuisance abatement, and water and sewer services (CLMSD). Lakeport has approximately 50 employees with the largest department being the Lakeport Police Department. Fire protection is provided by the Lakeport Fire Protection District.

About Lakeport Schools

Lakeport has 10 primary and secondary schools. One of the highest rated schools is Clear Lake High School, with a rating of 7. The school has 397 students. Public schools in Lakeport belong to Lakeport Unified. Lucerne Elementary is nearby and scores lower than Lakeport Unified. Nearby Kelseyville Unified School District scores lower, with a rating of 4. Lakeport Unified enrolls 15% of the population of Lakeport.

School Board

The Lakeport Unified School District Board of Education is a five-member Board, elected from the school district at large. Each member serves a four-year term. A student representative is also selected annually by Clear Lake High School to serve on the LUSD Board. Our Board meets monthly and holds occasional workshops. The public is always invited to attend the meetings, and the agendas are available at the District Office.

The role of the Board is to serve as a policy-making body for the school district. The Board is charged with providing the best possible education for the children of the Lakeport Unified School District in accordance with federal and state laws. Among the Board's numerous duties is the adoption of the annual budget, approval of all expenditures, employment of personnel, approval of the curriculum, textbooks, and courses of study, approval of facility plans and construction contracts. Action can only be taken when the Board is meeting in formal session with a majority of its members present.

The list of Lakeport schools is as follows:

[Clear Lake High School](#)

- Public • Grades 9-12
- 397 students • 20 student/teacher

[Lakeport Elementary School](#)

- Public • Grades K-3
- 479 students • 18 student/teacher

[Terrace School](#)

- Public • Grades 4-8
- 595 students • 21 student/teacher

[Lakeport Alternative (Home School)](#)

- Public • Grades K-12
- 55 students • 22 student/teacher

[Natural High (Continuation) School](#)

- Public • Grades 9-12
- 32 students • 33 student/teacher

[Lakeport Community Day School](#)

- Public • Grades 6-10
- 7 students • 4 student/teacher

[Lake County Rop School](#)

- Public • Grades 9-12
- Unknown student/teacher