4. Type of Community

The peninsula upon which Sacramento is located is practically level, its entire area being only from 25 to 40 feet above sea level.

The city is bordered on the north, east, and west by levees which are from 18 to 30 feet in height and protect it from the flood waters of the two rivers. These levees act as barriers to expansion and are largely responsible for the city's great density of population, which is estimated to average 8500 people to the square mile at the present time. So great a bearing does this have upon the community's characteristics that there is included in the "Exhibit Section" of this report a "Population Density Map" of the city. A study of this map shows that the greatest congestion exists in the northwestern part of the city, north of "Y" Street and west of Alhambra Boulevard. This constitutes the original plot of the city and is known as "Old Town." In some parts of this section, notably in Areas C-7, C-11, C-12, D-2, and D-4, it is estimated that population density will run from 15,000 to 20,000 to the square mile.

This congestion of population is relieved to a great extent by the large number and beauty of its public squares and parks and the many well-kept and shaded streets.

Being the capital city of the state, it is but natural that the Capitol Building and grounds which surround it, should have been the center from which the city was developed. Located on the southern border of the community's main business section, and in the midst of the densely populated areas mentioned, the 40 acres which constitute the Capitol grounds, have been developed into a magnificent park. As a symbol of nature's gifts to California, there have been gathered here, in gorgeous array, every species of the state's trees and flowers.

In this appropriate setting the Capitol itself rises to a height of 237 feet. This structure, which is of Grecian architecture, was begun in 1860, and it required nine years to bring it to completion.

The influence on the community of these Capitol grounds has undoubtedly had much to do with the high quality and degree of maintenance and upkeep of the gardens and grounds surrounding its private residences and public buildings. So outstanding and general is this evidence of high pride of occupancy, that there was a distinct tendency to over-grade many of the areas. This was notably true in such areas as