

# CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Deputy District Attorney Ron Linthicum  
Deputy District Attorney Joy Smiley

# WHAT IS CPTED?

Designing your property in ways to  
reduce criminal activity.

How to avoid being the zebra!

# PREDATORS SPOT WEAKNESS



# HOW TO PREVENT CRIME

Three ways to prevent crime:

**1. Organized**

Business Neighborhood Watch, security guards, PBID, law enforcement, 311

**2. Mechanical**

Locks, lights, alarms, gates, fences, CCTV

**3. Natural**

Using visibility as a tool

# STRATEGIES

- Natural Surveillance
- Territorial Reinforcement
- Access Control
- Maintenance

# STRATEGIES: NATURAL SURVEILLANCE

- Design space to allow visibility by intended users and keep possible intruders under observation
- Make the offender's behavior more easily noticeable

# LIGHTING

- Lighting as a tool to deter crime
- Well lit paths for movement and reduction of hiding places



# EXAMPLES - LIGHTING





# NATURAL SURVEILLANCE EXAMPLES



6' and 2' Rule



Windows

# EXAMPLES



Covered windows



Ambush Opportunities



# WHAT'S WRONG HERE?



# STRATEGIES: TERRITORIAL REINFORCEMENT

Territorial reinforcement is marking territorial control of a space while discouraging potential offenders who perceive this control and avoid it

# GOOD OR BAD?



# STRATEGIES – TERRITORIAL REINFORCEMENT

- Signs directing parking
- Position parking areas to be clearly visible from the building or street
- Design fences to maintain visibility from the street
- Position security and/or reception areas at all entrances

# EXAMPLES – TERRITORIAL REINFORCEMENT

Guide public  
to entrance





# EXAMPLES – TERRITORIAL REINFORCEMENT

- Mark property boundaries with hedges, low fences, gates
- The low fence defines space but still allows surveillance



# WHAT DO YOU THINK?



# STRATEGIES: ACCESS CONTROL

Access control uses doors, bushes, fences, and gates to prevent crime and to create a perception that this is a high risk target.



# NO TRESPASS SIGNS



# LANDSCAPING

Avoid creating blind spots or hiding places.

- Bushes/Trees
- Walls
- Garbage enclosures
- Signs





# BUSHES WITH THORNS



# ACCESS CONTROL

Physical and mechanical means of access control:

1. Locks and bars
2. Alarms
3. Noise deterrence



# EXAMPLES – ACCESS CONTROL

Locate check-out counters at the front of the store, clearly visible from the outside. When positioned near the main entrance, employees can watch activities



# EXAMPLES – ACCESS CONTROL

Install plantings and architectural design features such as columned gateway to guide visitors to desired entrances





# EXAMPLES – ACCESS CONTROL

Use signs to  
direct visitors to  
appropriate  
buildings,  
entrances and  
parking



# STRATEGIES: MAINTENANCE

Cleaning, repairing and landscaping need to be performed routinely to encourage use of the space for the intended purpose

Maintenance sends a signal that someone cares about the space and is likely to defend it against intruders or vandals

# RECOMMENDATIONS MAINTENANCE

- Keep buildings and walkways clean and repaired
- Remove faded posters, broken signs, and other displays that are beyond their useful lives
- Keep plants trimmed and in good condition

# EXAMPLES – MAINTENANCE

Maintain parking  
areas repaired  
without pot-holes  
or trash





# EXAMPLES - MAINTENANCE

Keep trash  
picked up





# EXAMPLES – MAINTENANCE

- Keep trees and bushes trimmed back from windows, doors and walkways.
- Keep bushes trimmed to 2 feet and prune lower branches of trees up to 6 feet



# LANDSCAPING

Allow for an open line of sight limiting hiding places where criminal activity can occur



# ORGANIZED PREVENTION

- Keeping law enforcement and your neighbors informed

- 311



- 911

- S.E.E. PROGRAM

Event #: \_\_\_\_\_

X-Ref: \_\_\_\_\_

## Notice of Trespass Official Notice

Date: \_\_\_\_\_

Business Name: \_\_\_\_\_

Location: \_\_\_\_\_

Notice given by (print name clearly): \_\_\_\_\_

Job title/relationship to business: \_\_\_\_\_

(Notice must be given by owner/lessee/person in charge of business)

TO: \_\_\_\_\_ DOB: \_\_\_\_\_

This official notice informs you that effective immediately you are not permitted to trespass or be on the property located at the above named business and location.

**California Penal Code Section 602(k): Trespass upon Private Property**

Every person commits a trespass, a misdemeanor, if they enter any lands, fenced or not, for the purpose of injuring any property, or with the specific intent of interfering, obstructing, or injuring the lawful business carried on by the premises.

**Sacramento County Code 9.80.010 Trespass on Private Property Prohibited**

No person, without permission, express or implied, of the owner or lessee or other person in charge of private property or business premises, shall enter upon such private property or business premises after having been notified by the owner or lessee or other person in charge thereof to keep off or keep away therefrom.

Based upon Penal Code Section 602(k) and Sacramento County Code 9.80.010 any further entry upon the property after being served with this notice will be viewed as interfering, obstructing, or injuring the lawful business carried on by the premises.

Any violation of these sections is a misdemeanor, punishable by up to 6 months in jail and/or a fine.

**PROOF OF SERVICE**

I PERSONALLY SERVED THIS NOTICE ON \_\_\_\_\_ AT THE

PROPERTY LOCATED AT \_\_\_\_\_

DATED \_\_\_\_\_ IN SACRAMENTO, CALIFORNIA

SIGNED BY (owner/lessee/person in charge): \_\_\_\_\_

Witness officer name/badge: \_\_\_\_\_

Photo taken:    yes    no

# SACRAMENTO BUSINESS WATCH

- SECURITY
- N.O.T.
- CNO
- SIP PROGRAM
- PBIDS





# PREPARATION CAN TURN THE TABLES







THANK YOU!