

CITY OF LAGUNA HILLS

LAGUNA HILLS

POLICE SERVICES

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

THE CPTED CONCEPT

The recommendations in this brochure are rooted in the principles and strategies of Crime Prevention Through Environmental Design (CPTED). At its core, CPTED is based on the idea that thoughtful design and the effective use of our built environment can help reduce crime and enhance the overall quality of life. By considering how spaces are laid out and used, CPTED aims to create safer, more welcoming environments. It incorporates five interconnected strategies:



NATURAL SURVEILLANCE

A design concept intended to make intruders and offenders easily visible to both passersby and individuals using the property, thereby increasing the likelihood of detection and discouraging unwanted activity.



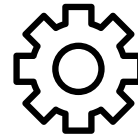
TERRITORIAL REINFORCEMENT

A strategy to expand or establish the property's sphere of influence involves creating a clear distinction between private and public spaces. This can be achieved through the use of landscaping, pavement designs, signage, and fencing to reinforce the perception that the area is under control and ownership.



NATURAL ACCESS CONTROL

A strategy designed to reduce opportunities for crime by limiting access to potential targets and heightening the perceived risk to offenders, thereby deterring criminal behavior.



MAINTENANCE

A design approach that keeps a space functional for its intended use while also reflecting the owner's control. It helps maintain the space's purpose while subtly expressing ownership and enhancing a sense of security.



TARGET HARDENING

Improving the physical security of a potential crime target by using locks, specialized doors and windows, security alarms, and other crime prevention measures to deter unauthorized access and protect the space.



ADDRESS

24035 EL TORO RD. LAGUNA HILLS, CA



EMAIL

ARABAS@OCSHERIFF.GOV



PHONE

949-707-2641

CONCEPT CHECKLIST

COMMUNITY

- ☐ Do you know and communicate with the neighboring businesses?
- ☐ Do you have a good working relationship with the property owner/manager?

ALARM & CAMERA SYSTEM

- ☐ Does the property have an alarm system?
- ☐ Does the property have a surveillance system?
 - If so, is there a live feed and does it record?
- ☐ Are sensors active, effective, and up to date?
 - Do you actively arm the system when away?
- ☐ Does the alarm system have a backup battery system in case of power failure?
- ☐ Does the alarm system have a cellular or radio back-up in case of a telephone outage?
- ☐ Are all employees trained to operate the alarm system?

Alarm systems can provide a strong measure of security and are most effective when monitored.

Change keypad codes frequently. Often, employees share codes with people for different reasons and compromise your security.

INTERIOR

- ☐ Are interior lights visible from the outside and left on when the property is unoccupied?
- ☐ Are alternative entry points, such as skylights, crawl spaces, and vents secured or locked?

A business that appears to have someone inside is not a desirable target for a criminal. An occupant will likely call 911 or otherwise report a prowler. Additional deterrents are surveillance or doorbell cameras.

INTERIOR PROPERTY

- ☐ Do you have an inventory list of equipment and valuables that is up to date?
- ☐ Does your inventory include pictures, make, model, serial numbers with current condition and value?

DOORS

- ☐ Are exterior doors solid hardwood, metal or metal-clad?
 - Do the solid exterior doors have 180- degree peepholes at levels all employees can utilize?
- ☐ Are all exterior doors well lit?
- ☐ Are all latch strike plates screwed into the frame with three-inch screws?

Exterior door security can sometimes be won or lost on this item right here! Most standard strike plates are installed with short screws that only go into the door molding. Using screws that are three inches long (or longer) guarantee the strike plate is secured to the frame of the door. Add to the mix a deadbolt that is one inch or longer and the security of your business will not likely be breached, even if the door flexes a little when hit.

- ☐ Are all deadbolt throws at least one inch long?
- ☐ Do exterior doors within 40 inches of glass, have deadbolts with double cylinders and a key?
- ☐ Are the double cylinder keys kept separate from the lock? Do service doors have quality deadbolts?

Double cylinder means you use a key on both sides of the deadbolt. Doors that are near glass should use double cylinder deadbolts so the lock cannot be defeated by breaking the glass and reaching in. The key should ALWAYS be removed from the deadbolt and stored out of reach for this same reason.

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- ☐ Are exposed hinges on exterior doors secured with welded pins or security hinges?
- ☐ Was the building rekeyed the last time an occupant moved in or out?
 - Do you know everyone who has a key to your business?

Was the business property rekeyed after the former business moved out. Anytime there is a change with key holding employees; consider having the locks changed. This is especially true when you move in, or, a tenant moves out.

- ☐ Are all doors kept secure when not actively in use?

Crime happens at all times of the day. The vast majority of crimes are crimes of opportunity. An unlocked door in the middle of the day, when it appears everyone in the community has gone to work, may have the criminal thinking it is their lucky day.

- ☐ Are keys removed from parked vehicles and secured separately?

Never leave keys inside a vehicle, even if it is inside a closed garage. If a criminal defeats your garage security, now has easy access to your business and vehicles.

WINDOWS

- ☐ Does every window on the property have a lock and is kept locked?

Consider using secondary locks or pins as an added layer of security.

- ☐ Are windows kept clean and clear so patrons and passersby can see inside and employees can see outside?

Windows covered and clutter with advertisements or solid window coverings obscures the line of sight of interior/exterior activities, some being suspicious in nature.

OUTDOOR PROPERTY

- ☐ Are gate latches locked with quality padlocks?
- ☐ Is equipment, ladders, tools and other valuables kept locked inside or secured outside?
- ☐ Are trailers and other towable equipment kept behind locked fences, hitches secured with a padlock or both?
- ☐ Are business vehicles kept closed, locked and free of any personal items?

Many crimes that happen are crimes of opportunity. Meaning, a criminal travels through a community and looks for unsecured items, open doors and valuables that are easily accessible. Don't 'invite' crime by making it too easy for the criminal. Valuable items left inside vehicles are some of the most common places for thefts and burglaries.

OUTDOOR SECURITY & LANDSCAPING

- ☐ Are address numbers illuminated and visible from the street?

Large numbers that are well lit are easy for public safety responders to see from the road, including police, fire, and emergency medical. It also assists with wayfinding for patrons and deliveries.

- ☐ Can passers, patrons, delivery services, or first responders see your business without obstruction?

Properly manicured landscaping and clean business space allows a clear view for passersby or patrolling officers to see if there is something suspicious happening.

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CONCEPT CHECKLIST

- ☐ Are entryways, sidewalks and delivery areas to the business sufficiently illuminated (at least 50ft visibility and discern facial features) at night?

Most criminals don't want to be seen, either committing their crime or approaching their victim. Well lit areas, where people are commonly found, help to deter a criminal from selecting them as a target and provide an opportunity for a criminal to be seen approaching.

- ☐ At night, are all areas of the business illuminated every day either by a timer or photo-cell activation?

Keeping all parts of your business well lit deters criminals from selecting you as a target. Being seen or getting caught is one of the greatest concerns of most criminals. Making your business unattractive to criminals by being well-lit significantly reduces the risk of victimization.

- ☐ Are utility boxes padlocked or otherwise secured to prevent unauthorized access?

Keeping exterior utility boxes locked prevents a criminal from turning the environment inside your business to their favor. Consider this, in today's world most land-line phones are cordless (power dependent), and many businesses do not ensure a fresh supply of batteries and a flashlight. A criminal who is able to shut off your power, may limit your ability to call for help and leave you in the dark.

- ☐ Are shrubs and bushes trimmed to a height of two feet?

- ☐ Are tree canopies trimmed to a height of at least six feet above the ground?

Keeping trees and bushes trimmed so they provide a clear view between two feet and six feet make it very difficult for a criminal to hide on your property. It also assists in providing a clear view to neighbors and those passing by. Furthermore, it makes it more difficult for a criminal to use your landscaping to sneak up on you.

- ☐ Do you use hostile vegetation (thorny/spiny plants or ground cover) along fences or below windows?

Plants that 'fight back' are great for areas where a criminal may try to access your business or property. Not only are they uninviting, but manipulating a window or jumping over a fence is much more difficult when you cannot get close to it.

- ☐ Do you use decorative rock or stone that makes noise when someone walks on it?

A noisy crunching sound outside your window or business may be a good clue to call the police and report something suspicious. Not only do these types of ground cover deter criminals (especially with how sound travels at night), but if they do enter onto your property, a little warning is a very good thing.