

Crime Prevention Through Environmental Design (CPTED) Report

Grossmont College

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Explanation of CPTED Strategy

CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts. Research into criminal behavior shows that the decision to offend, or not to offend is more influenced by cues to the perceived risk of being caught than by cues to reward or ease of entry. Consistent with this research, CPTED based strategies emphasize enhancing the perceived risk of detection and apprehension.

CPTED is based upon the theory that the proper design and effective use of the "built environment" (buildings and their surroundings) can reduce crime, reduce the fear of crime, and improve the quality of life. Built environment implementations of CPTED seek to dissuade offenders from committing crimes by manipulating the environment in which those crimes proceed from or occur. The three most common "built environment" strategies are natural surveillance, natural access control and natural territorial reinforcement. Natural surveillance and access control strategies limit the opportunity for crime. Territorial reinforcement promotes social control through a variety of measures. The inspections and reports focus on these five areas:

Natural surveillance: Increases the threat of apprehension by taking steps to increase the perception that people can be seen. Natural surveillance occurs by designing the placement of physical features, activities, and

people in such a way as to maximize visibility and foster positive social interaction among legitimate users of private and public space. Potential offenders feel increased scrutiny and limitations on their escape routes.

Natural Access Control: Limits the opportunity for crime by taking steps to clearly differentiate between public space and private space. By selectively placing entrances and exits, fencing, lighting and landscape to limit access or control flow, natural access control occurs.

Territorial Reinforcement: Promotes social control through increased definition of space and improved proprietary concern. An environment designed to clearly delineate private space does two things. First, it creates a sense of ownership. Owners have a vested interest and are more likely to challenge intruders or report them to the police. Second, the sense of owned space creates an environment where "strangers" or "intruders" stand out and are more easily identified. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private space, natural territorial reinforcement occurs. Additionally, these objectives can be achieved by assignment of space to designated users in previously unassigned locations.

Maintenance: Is an expression of ownership of property. Deterioration indicates less control by the intended users of a site and indicates a greater tolerance of disorder. The Broken Windows Theory is a valuable tool in understanding the importance of maintenance in deterring crime. Broken Windows theory proponents support a Zero Tolerance approach to property maintenance, observing that the presence of a broken window will entice vandals to break more windows in the vicinity. The sooner broken windows are fixed, the less likely it is that such vandalism will occur in the future.

Activity Support: Increases the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity.

Any suggestions for change are based upon CPTED principles as listed on the previous page. The changes are not mandatory but implementing them would be a positive step toward the prevention of criminal activity on the property.

- AREAS FOR IMPROVEMENT

1. Lot 7 is easily accessible with a large truck or SUV with high ground clearance. The use of bollards may be a successful deterrent to prevent this.
2. CPTED or Crime Prevention Through Environmental Design highlights the 2FT/6FT rule regarding vegetation. Keeping shrubs and vegetation nicely trimmed and maintained no taller than 2FT takes away any potential hiding places for criminals. The same goes for tree branches and growth. Trimming the trunk up to 6FT will allow for greater visibility, once again, taking away hiding places of potential criminals.
3. Lot 1 is another area that is easily accessed by a vehicle with high ground clearance. The addition of large boulders or bollards would be a wonderful prevention tool.
4. Keeping generators on sign boards is a risky idea unless you have a secure way to store the generator itself. There are multiple storage options available but any typical security storage box that allows ventilation and a way to secure the box to the sign board trailer will improve security dramatically. Taking away the easy crime of opportunity will deter criminals.
5. If possible, fencing off the access point from the church property and fully enclosing the campus will be a huge help in deterring transients from entering the property. Fencing off that area shows more ownership and will let people know that this area is under a more watchful eye than in the past.
6. Lockers are an invitation for transients to come in and store their items. I noticed that some locker areas had a roll down security cover. This is a wonderful deterrent but needs to be implemented campus wide. Not only does it need to be covering every locker area, but security needs to ensure that these security gates are deployed during closed campus hours. Perhaps a system that incorporates a timer may be preferred in utilizing roll down security gates.
7. A similar topic can be mentioned when referring to any covered areas on campus. These areas offer a place of shelter for transients to stay during night hours. Having some sort of security gate or roll down to prevent access to these areas will deter people from trespassing looking for a place to stay.
8. The same can also be said for the multiple electrical outlets that are outdoors throughout campus. Locking covers for these outlets will deter any unwanted use and reduce the hazard of electrical fires.
9. The West side of campus that is next to the canyon could use some fencing improvements by utilizing anti climb fencing with sturdier gates for trail access. Improving security to this area will

be a clear sign to anyone coming up from the canyon that trespassers are not welcome on campus at anytime.

10. Anti climb fencing would also be a great idea for surrounding the facilities yard. By simply making it more difficult for someone to access these areas, can reduce the crimes of opportunity that you have been seeing with golf carts. The addition of stronger, taller security gates will be an instant deterrent. This same fencing would also be great for the athletic fields as well as stronger access gates that are not chain-link fencing.
11. Lastly, Upgrading any existing exterior lighting to LED will be a massive difference in light output as well as a cost saving upgrade since LED lighting is a much more efficient form of lighting over a typical halogen or high pressure sodium bulb.

- EXAMPLES

-Anti climb Fencing





-Bollards



