



County of Monterey

Board of Supervisors

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May 11, 2026

The Honorable Buffy Wicks
Chair, Assembly Appropriations Committee
1021 O Street, Suite 8220
Sacramento, CA 95814

RE: AB 2099 (Gonzalez) Advertising display customary maintenance. - OPPOSE

Dear Chair Wicks,

On behalf of the County of Monterey, I write in opposition to AB 2099 (Gonzalez), and respectfully urge the Committee to hold this bill in committee.

AB 2099 would reclassify structural billboard work, including replacing posts, beams and bracing with stronger materials, as "customary maintenance," removing permit requirements and eliminating local oversight. Our concerns include:

- Loss of local enforcement authority. The bill removes structural work from permit requirements, meaning jurisdictions would learn of upgrades only after completion, when enforcement options are most limited, increasing litigation risk and reducing public safety and environmental protections.
- Conflict with CEQA and the Building Code. AB 2099 creates a definition of "customary maintenance" that directly conflicts with CEQA categorical exemption standards and CBC § 105.2.2, which requires permits for load-bearing structural work, without resolving either conflict. The bill would give billboard operators a new statutory defense against both CBC and CEQA enforcement actions, increasing legal costs and deterring local enforcement.
- Deterred enforcement due to compensation risk. BPC § 5412 may require eminent domain-level compensation when a jurisdiction limits "customary maintenance," now redefined to include significant structural changes, to protect public safety or the environment. That exposure can deter local governments from enforcing building code and environmental standards even when violations are clear.
- Unpermitted upgrades inflate compensation claims. Structural upgrades made under the new "customary maintenance" definition could convert a modest relocation claim into a demand exceeding one million dollars, with no advance notice to the jurisdiction. An owner who quietly replaces wood poles with structural steel under the new definition extends the structure's service life by decades, dramatically increasing compensation exposure for any future road or infrastructure project.

- Loss of tax revenue. Building permits trigger property tax reassessment for new construction. Without them, significant structural upgrades escape reassessment entirely.

The County of Monterey opposes any outdoor advertising measure that reduces local land use authority, expands entitlements without corresponding review, exposes jurisdictions to unfunded liability, or compromises public safety and environmental protections.

For these reasons, we respectfully urge the Committee to hold AB 2099 in committee. Should you have any questions, please contact Senior Policy Advisor, Ashley Walker at 916-930-7780.

Sincerely,

Wendy Root Askew, Chair
Board of Supervisors