

Ashland / Cherryland Local Voter Key

November 3, 2026 - Alameda County

Large-print plain-language extract from the county master guide

This guide is for information only. It does not tell you how to vote.

This is the local and regional slice for Ashland and Cherryland. It does not repeat the separate California statewide proposition guide, and it does not cover federal, state, or countywide candidate races.

Important address note: Ashland and Cherryland are unincorporated communities. They do not elect a city mayor or city council. Several transit, water, park, health-care, recreation, sanitary, school, and community-college boundaries cross these communities. Use only the ward, area, or district that actually appears on your official ballot.

If a race listed below does not appear on your ballot, it is not yours. That is not an error.

The two measures to check first

- Measure RTM - regional transit sales tax. This applies countywide in Alameda County.
- Measure J - San Lorenzo Unified School District parcel tax. This applies if your address is inside San Lorenzo Unified School District.

Measure RTM - Regional Transit Measure

Where it applies: Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara counties.

In plain English: A 14-year regional sales tax would raise money mainly to keep major Bay Area transit systems operating, with some money for targeted road work and accountability requirements.

What would change

- Sales tax would increase by 0.5 percentage point in Alameda, Contra Costa, San Mateo, and Santa Clara counties.
- Sales tax would increase by 1 percentage point in San Francisco.
- The measure names BART, AC Transit, Muni, Caltrain, VTA, SamTrans, ferries, and other transit as intended beneficiaries and also allows specified road and pothole work.
- Financial transparency, oversight, and accountability requirements would apply.

Oversight, audits, and decisions made later

Who oversees it: The measure creates an independent regional oversight committee. Each participating county Board of Supervisors appoints its county representative or representatives. Separate accountability systems also include an independent financial-efficiency review process and a process for counties to challenge certain funding or service-compliance decisions.

What the oversight can and cannot do: The regional committee can review whether money is distributed and spent consistently with the measure and can request records from the regional district. It does not operate BART, AC Transit, Muni, Caltrain, or the other transit agencies. A separate dispute process can, in specified circumstances, lead to withholding part of an affected transit agency's measure funding.

What is decided later, and by whom: County Boards of Supervisors make oversight appointments after passage. Transit operators still adopt their own budgets and service plans. Regional administrators apply the funding formulas and maintenance-of-effort requirements. The oversight committee checks compliance rather than choosing individual bus routes or train schedules.

If you vote YES: The regional tax and spending program would take effect for 14 years.

If you vote NO: The new regional sales tax would not take effect.

Money and practical effects: The ballot estimate is about \$980 million per year regionwide. The tax is collected in five counties, not just Alameda County. The official regional impartial analysis gives one Alameda County example: 64.70% of revenue generated in Alameda County would be allocated to BART for transit operating expenses; the rest is divided among other specified Alameda County transit and transportation uses.

Approval threshold: A majority of votes cast on RTM throughout the entire five-county district. This is one regionwide total, not a separate county-by-county approval test. Alameda

County's summary page displays N/A, but the official regional impartial analysis resolves the threshold.

What is not settled or needs context: Exact annual dollar amounts can vary with actual tax collections and the measure's formulas. Alameda County revenue is divided among specified recipients and purposes rather than staying with one transit agency.

Measure J - San Lorenzo Unified School District education parcel tax

Where it applies: San Lorenzo Unified School District, including addresses in parts of Ashland and Cherryland.

In plain English: The district would renew its expiring \$99 parcel tax for 12 years without increasing the current \$99 rate.

What would change

- Money is intended for reading, writing, math, arts, science, technology, and attracting and retaining teachers and staff.
- The measure includes senior exemptions, citizen oversight, and a restriction against using the money for district administrators.

Oversight, audits, and decisions made later

Who oversees it: San Lorenzo Unified has used an Independent Citizens Oversight Committee made up of local residents for its existing parcel tax. The 2026 renewal again requires an independent oversight committee, annual audits, and public disclosure of spending.

What the oversight can and cannot do: The committee monitors and reviews parcel-tax expenditures to check that money is used for the voter-approved purposes and for local students. The annual audit is a separate financial check. The committee does not adopt the district's operating budget, hire staff, or decide the exact annual mix of reading, math, arts, science, technology, and staffing expenditures.

What is decided later, and by whom: The School Board and district administration make the annual budget and program-allocation decisions within the purposes voters authorize. The district can also update the committee's membership and operating procedures for the renewed tax. Public materials do not spell out every future committee appointment or bylaw detail.

If you vote YES: The \$99 parcel tax would continue for another 12 years.

If you vote NO: The expiring parcel tax would end on its present schedule.

Money and practical effects: Estimated revenue is about \$1.8 million per year.

Approval threshold: Two-thirds. The county online measure list currently displays N/A, but this is a school-district special parcel tax and is subject to the two-thirds voter-approval rule.

What is not settled or needs context: The ballot wording identifies program purposes, but yearly allocations among those purposes can change with district budgets.

School board note for Ashland and Cherryland

San Lorenzo Unified now elects board members by trustee area rather than at large. Areas 1 and 4 are the trustee areas scheduled for the 2026 cycle; Areas 2, 3, and 5 were on the 2024 cycle.

The adopted district map splits Ashland between Trustee Areas 1 and 3. Area 3 is not scheduled for election in 2026, so two Ashland neighbors can legitimately have different school-board content on their ballots. The district kept Cherryland whole in the adopted map, but this key does not infer the trustee-area number without an exact address.

The Alameda County election-office list currently shows San Lorenzo Unified Areas 1 and 4 as 2026 offices, but the county candidate-filing list checked for this edition did not show a candidate race under those headings. Your official ballot is therefore the controlling source for whether a school-board choice appears.

Special-district races that can overlap this area

For every section below: use only the ward or area printed on your ballot. The point of listing the alternatives is to keep this one small guide useful across both Ashland and Cherryland without pretending the boundaries are the same everywhere.

AC Transit Board

AC Transit directors govern the East Bay bus agency: routes and service levels, fares, operating and capital budgets, labor and policy direction, and major fleet or facility decisions.

- Ward 3: Adriana Valencia - Product Manager/Mother; Joel B. Young - AC Transit District Director.
- Ward 4: Gabriel Morales - Educator; Sarah Syed - AC Transit Director.
- Ward 5: Joseph Grcar - Retired Laboratory Scientist; Murphy McCalley - AC Transit District Board Member; Luis Reynoso - University Business Professor.
- Other AC Transit wards can cross county lines or be uncontested; check the ward printed on your ballot.

BART Board

BART directors set policy for the regional rail system, including budget, fares, service priorities, safety and cleanliness policy, capital projects, and long-term financial direction.

- District 4: Robert Raburn - BART Director; Luis Reynoso - University Business Professor.
- If a different BART district is printed on your ballot, use that district. The county office list also includes District 6 in 2026, but the current candidate-filing list used for this key did not show a contested District 6 race.

East Bay Municipal Utility District - EBMUD

EBMUD supplies drinking water to much of the East Bay and operates a regional wastewater system. Directors set rates, water-supply policy, capital plans, and district finances.

- Ward 3: Don Gray - Retired Wastewater Manager; Marguerite Young - EBMUD Director Ward 3.
- Ward 7: April Chan - Director, EBMUD Ward 7; Joseph Grcar - Retired Laboratory Scientist; Luis Reynoso - University Business Professor; Gary Wolff - Licensed Civil Engineer.

- The county office list also includes Ward 4 in 2026, but the candidate-filing list checked for this key did not show a contested Ward 4 race.

East Bay Regional Park District

Park directors govern regional parks and open space, including budgets, acquisition, operations, public access, environmental stewardship, and major facilities.

- Ward 3: Joseph Grcar - Retired Laboratory Scientist; Rebecca Lewington - Retired Brand Strategist; William Yragui - Business Owner.
- Ward 5: Bruce Henry - Retired Sales Director; Olivia Sanwong - Director, East Bay Regional Park District Ward 5.

Eden Township Healthcare District

This district supports health-related services and community health programs in the Eden-area communities and oversees district assets and grantmaking.

- Area 3: Narges Dillon - Nonprofit Director/Therapist; Joseph Grcar - Retired Laboratory Scientist.
- The county office list also includes Areas 1 and 5 in 2026. The candidate-filing list checked for this key showed a contested race only in Area 3.

Hayward Area Recreation and Park District - HARD

HARD governs parks, recreation facilities, classes, open space, and related capital and operating budgets in Hayward and portions of the surrounding unincorporated communities.

- Area 2: Amanda Alysia Daniels - Law Student/Analyst; Sara Lamnin - Incumbent.
- Area 4: Joseph "Joe" Giltner - Community Advocate; Paul W. Hodges, Jr. - Incumbent.

Oro Loma Sanitary District

Oro Loma provides wastewater collection and solid-waste/recycling services in parts of San Lorenzo, Ashland, Cherryland, and surrounding communities.

- District 1: Tiare Pena - Land Use Planner; Shelia Young - Director, Oro Loma Sanitary District.
- District 3: Benny Lee - Director, Oro Loma Sanitary District; Fred Simon - Director, Oro Loma Sanitary District.
- District 5: Rita Duncan - Board Director, Oro Loma Sanitary District; Koroush "Cyrus" Farsaei - Plant Operator.

Community college district

Most of the San Lorenzo Unified area overlaps the Chabot-Las Positas Community College District, but district boundaries do not perfectly match school-district or community boundaries. Use the community-college district and area printed on your ballot.

- Chabot-Las Positas Area 2: Linda Granger - Education Administrator; Cindy Rocha - San Leandro Unified School District Board Trustee Area 3.
- Chabot-Las Positas Area 3: Mark Fay - Airworthiness Engineer; Wendy Huang - Real Estate Investor; Harris Mojadedi - Chabot-Las Positas Governing Board Member.

- Chabot-Las Positas Area 6: Hal G. Gin - Chabot-Las Positas College Trustee; Joe Orlando Ramos - Author/Adult Educator.
- A small portion of the broader San Lorenzo Unified geography overlaps Peralta Community College District. If Peralta, rather than Chabot-Las Positas, is printed on your ballot, follow the Peralta race on the official ballot.

Fast way to use this key with the actual ballot

- Find Measure RTM and Measure J first. Read the full explanations above before marking either one.
- Skip every ward, area, or district section that does not appear on the ballot.
- For the sections that do appear, match the exact ward or area number before comparing candidate names.
- Do not look for a city mayor or city council race. Ashland and Cherryland are unincorporated.
- If the official ballot and this key disagree, use the official ballot. Election filings can change, and exact district boundaries depend on address.

Sources and date checked

Prepared October 20, 2026 from the Alameda County master guide, then checked against current Alameda County Registrar of Voters pages and the San Lorenzo Unified trustee-area information.

Alameda County Registrar of Voters - November 3, 2026 election information

<https://acvote.alamedacountyca.gov/election-information/elections?id=260>

Alameda County Registrar of Voters - local measures

https://www.alamedacountyca.gov/rov_app/measures/election/260

Alameda County Registrar of Voters - candidate list

https://alamedacountyca.gov/rov_app/candidatelist?electionid=260

San Lorenzo Unified - trustee-area election system

<https://www.slzUSD.org/apps/pages/CVRA>

MTC Public Transit Revenue Measure District - official RTM information and impartial analysis

<https://mtc.ca.gov/about-mtc/authorities/public-transit-revenue-measure-district>