

Your Name: Bobby Khullar

Office you are seeking: City Council

Current or former Dublin offices held (elected or appointed) or any significant volunteer activities: No current or former Dublin office

Questions:

1. Why are you running for Mayor or Councilmember?

I am running for City Council to give Dublin residents a voice to impact change in their community. Dublin is our home and we consider it an exceptional city, we are rich in culture, diversity and opportunity. We need leaders who will champion sustained growth and enhance our quality of life.

My background in both the public and private sectors provides me the essential tools necessary to be a strong and vocal voice for local issues, including sustainable development, transportation, public safety, economic viability and education.

My education and professional background in program management, real estate and business administration have heavily influenced my decision-making as a leader. As a Project Controls Manager, with multi-billion Profit and Loss responsibility I have led cross functional teams and implemented fiscally conservative principles to deliver successful, large scale engineering, procurement & construction projects around the world.

Dublin deserves a strong leader with a unique vision that will maintain, improve and highlight the qualities that make our community vibrant and one-of-a-kind. It would be an honor to implement successful strategies that will enhance our overall quality of life. While there are many issues and challenges we must confront, I know with your support, together we can unite as a community, enhance safety and the business climate in Dublin and deliver the quality of life we deserve.

2. What is your vision for Dublin? What policies as city councilmember will you try to enact for your vision to become reality?

I've been honored to call Dublin my home for the last 5 years. Like you, I want this city to thrive and live up to the potential of "America's Backyard". My vision includes a thriving pedestrian friendly downtown, vibrant neighborhoods, a strong economy, and world-class schools.

My Vision for Dublin centers around, Public Safety, Economic Viability, Sustainable Growth and Transportation & Congestion:

Please see the detail vision on the next page:

Public Safety

○ I believe Public Safety should be our number one goal and the foundation for our local government. As we continue to grow as a city, I strongly believe we need the right sized infrastructure to sustain this growth. We need to measure what matters and use a metric driven approach to insure that we have the right resources including fire and police personnel to sustain the safety of our citizens. This cannot be overlooked and must be a priority to sustain Dubliners quality of life. Additionally I believe a stronger economy goes hand in hand with keeping our streets safe. This is a cyclical effect, with a focus on economic, business and commercial growth we can reduce crime and keep our citizens safe.

Economic Viability

○ We must develop initiatives that will improve the business climate in our city. Key elements to this success would be the development of business & commercial infrastructure throughout our city. This should serve as a strong foundation for our industrious community. This includes leveraging the last few parcels of non-vested land in Dublin.

Areas of focus include:

- Leveraging the local community talent to assist in business recruitment.
- Creating Economic Development Councils and Ambassador Programs to provide prospective business the resources and tools to make decisions as easy as possible.
- Enticing business and creating a vibrant commercial complex for self-sustained growth.

We must partner with local transportation agencies and foster innovative methods to enjoy commercial attractions.

Sustainable Growth

○ Together we can chart the new course for reimagined and reinvigorated Downtown that can serve as an economic and cultural hub by;

- Encouraging smart urban development to support our city's vision of being the pedestrian friendly America's Backyard.
- Incentivize & encourage private investment
- Local-option funding
- Increase pedestrian pathways / bikeways in Downtown and surrounding neighborhoods

Our housing development has consistently outpaced the infrastructure necessary to sustain our growth potential and we must reevaluate the basis for the general plan. We cannot tie our hands anymore and get into developer agreements that are not sustainable. Enough is enough and we must stop vesting non vested land (approving more homes than applicants are entitled to). There shouldn't be any new projects approved until we have the sustainable infrastructure to support this growth.

Transportation & Congestion

○ Improving transportation and mobility in Dublin is crucially important to Dubliners quality of life. We live in a unique city that has one single road connecting the east and west. Additionally we have massive growth upcoming at the "Boulevard" and areas around the east Dublin BART corridor which will create a tremendous amount of risk that must be understood, managed and mitigated. Traffic congestion in the area is a pressing issue that requires proactive solutions, a thoughtful, strategic plan and effective leadership. As the Manager of Project Controls for San Francisco Municipal Transportation Agency (SFMTA) I have been incredibly proud of the progress our department has made towards alternative public transportation. Some examples include:

- Increased bike lanes & corporate sponsored bike share programs
- Evaluating micro shuttle transportation
- Engineering, design and construction of a central subway throughout the city.

I want to leverage my experience to bring creative ideas to Dublin in order to release pressure on our congested roads.

3. In your opinion, what are the most significant issues facing Dublin in the next two years? If elected, what would you do to address them? What are the most significant environmental issues, and what would you do to address those? (Two years is the time frame of the Council that will be in place after the November election.)

Dublin has an unprecedented population growth which will continue during these next years. This increase in population will lead to additional stress on our current infrastructure. My overall plan (as discussed in question #2) will address the immediate need for alternative transportation solutions for our residents as well as foster logical solutions to address overall growth.

One of the most significant environmental issues facing our city is that of over development. The consistent drive with the current administration to vest (go into developer agreement) unvested land. My goal is to put a halt to this policy and take an aggressive look at our General plan as well as the Eastern specific plan and put in measures to adjust and right size that plan to address today's growth.

4. School overcrowding in Dublin is a serious problem and a great many residents feel that the city council must play a role in addressing it. In your opinion, what role should the city council play?

During these last few months since I have declared my candidacy for City Council I have had the opportunity to speak at various forums and listen to community leaders around the tri-valley. I have learned that the most successful cities have a functional working relationship with City Council and their respective School Board. They work as a team to address the issues of overcrowding.

Currently this doesn't exist in Dublin, we have had the same people in office that started in School Board and made their way to City Council. The relationship seems to be stalled and needs to be addressed.

City Council needs to partner with the School District to come up with land solutions to address the immediate need for school improvements as well as a second high school anchored in the Eastern section of town.

5. In recent years, developers have approached the City to change their approved development plans, often to replace commercial areas with additional residential development. Without saying how you would vote on any specific request that may come before the council, what is your thinking on these changes in general?

I am not in support of this approach. In fact my plan (Sustainable Growth) addresses this issue and I want to look at both the General Plan and the Eastern Specific Plan, however amend to reduce and curb the projected growth, not add to the problem and revise so additional units could be added to an already impacted population.

6. Similarly, last year the city council approved a study ("At Dublin") for a project that includes 700 residential units on land now zoned General Commercial and Neighborhood Commercial (i.e., without residential capacity). Without stating how you would vote on this particular project,

under what circumstances would you support the re-zoning of commercial properties to residential?

This project is very important to me, and I have been actively involved in stopping this development for over a year. I have lead grassroots movements to organize and protest this study as well as foster a movement to recall a sitting councilmember because he approved this study.

The only way I would even consider re-zoning commercial to residential is if the proper infrastructure was addressed as part of the plan.

This would include (but not limited to), streets and congestion, traffic flow, allocation for additional police and fire personnel and most IMPORTANTLY schools that would address Dublin and future needs

7. In east Dublin along I-580 between Fallon Road and the city limits most of the land has not been developed and currently is in agricultural use, primarily grazing. It is designated, however, for commercial, business park, and industrial uses. Some of the land could be retained as open space, for uses such as recreation (e.g. ball fields, tennis courts, city parks), equestrian facilities, or agriculture. Do you think that any of these uses would be more appropriate for some of this area than commercial or industrial development?

My goal is to open up the General and Eastern Specific plan and address the design. These plans were created 15+ years ago and our current population has exceed the plan's projection. With that being said, we do need to bring in business to address the city's current tax base and help the city operate and give our citizens the quality of life they deserve in Dublin.

I do believe that this can be addressed in conjunction with business development and open greenspace when we re-evaluate the growth plans.

8. Just to the east of Fallon Road, between the freeway and the proposed alignment of the extension of Dublin Blvd., is an important seasonal wetland. Will you ensure that everything possible is done to protect this valuable wetland as the road alignment is finalized and the area surrounding the wetland gets developed?

As these developments move forward, they will need to go through their respective EIR and CEQA process. I will make sure that the wetlands are protected prior, during and after development.

9. In recent years, Dublin has been one of the fastest growing cities in California. Last year, it was the sixth fastest growing city and now has surpassed 63,000 residents. It will continue adding population as already-approved development is constructed. Dublin also is relatively small in area, has both natural and infrastructure constraints (e.g., limited water supply, limited roadways), and has urban limit lines in place on both sides to curtail sprawl. Given that population growth cannot go on forever, do you believe there is an optimum population size for Dublin? If you do not have an optimum size in mind, how would you approach issues that come before the council that exacerbate the tension between growth and the limited natural and infrastructure capacity to support increased population?

Ideal population size is relative to what can be supported without impacting public safety and quality of life. I believe that Dublin can get there but has to take a proactive approach to balance both residential growth with commercial, as well as have a thriving local commerce.

Our overall plan was projected to be at a population of 75,000 at build out, and we are almost at that now. We need to address that and challenge the plan as well as the current development contracts that are in place while protecting the non-vested parcels.

10. Who is endorsing your campaign and who are your biggest contributors?

Arun Goel –Dublin City Councilmember (Candidate for Dublin Mayor – 2018) is my endorsement to date.

I have received many contributions that are at the \$500 limit for the city of Dublin, from friends, family and local Dublin residents.

11. Have you ever taken campaign contributions from developers, PG&E, or Waste Management? If so, how much and when?

My campaign is a grassroots movement and I have not taken any contributions from developers, PG&E or Waste Management. My contributions only come from citizens, friends and family.

12. Is there anything else you want us to know about you? (Optional)

I am a business leader with a passion for driving change to address the community's interest. Known for fostering strong relationships, challenging the status quo, and implementing innovative solutions. I also have a lifelong history of giving back to the community. I am married and have two kids in the Dublin School system, and have been a Dublin resident for the last 5 years.

A business leader:

I have almost 20 years of professional experience in both the public and private sector.

As a Manager of Project Controls for the San Francisco Municipal Transportation Agency, I am currently responsible for \$3.4 billion in capital projects including scope, schedule and budget. I

lead a team charged with facilitating and optimizing execution of the Agency's activities.

My prior roles include Manager of Project Governance & Controls for PG&E's Gas Operations where I oversaw the controls of 1,000+ projects totaling over \$1 billion annually.

Earlier in my career I was a Senior Business Manager for Worley Parsons, (a publicly traded Engineering & Construction Company based in Australia, in the Hydrocarbon space) where I was responsible for budgeting, scheduling and coordinating large, multi-discipline design and construction projects. I also has worked in the management roles with Fluor Corporation and Trend Micro.

Giving Back to the Community:

I am the Founder and Managing Director of The Sean Brock Foundation which provides assistance to the families of service members looking to obtain higher education.

I also an advisory board member for YoursHumanly, a non-profit dedicated to empower underprivileged children in underserved communities.

Education:

I received a Bachelor's of Arts with a Major in Political Science and Minor in Global Peace & Securities, from the University of California at Santa Barbara in 1998 and received an Executive MBA from Pepperdine University in 2006.