



Date: January 18, 2018

Bethany Liou
Golden California Regional Center, LLC
228 Hamilton Ave., 3rd Floor
Palo Alto, CA 94301

Application: Form I-924
Application for Regional Center Designation Under the Immigrant Investor Program

Applicant(s): Golden California Regional Center, LLC

Re: Request to Amend Regional Center Designation
Golden California Regional Center, LLC
RCW1533753495 / ID1305051089

On December 3, 2015, Golden California Regional Center, LLC (“the Regional Center”) filed a Form I-924 to request an amendment to its regional center designation. The Regional Center entity was established on December 6, 2012 in California, and is structured as a Limited Liability Company. The Regional Center was initially approved for designation in the Immigrant Investor Program (“the Program”)¹ on April 22, 2014.

Specifically, the Form I-924 requests the following:

- Approval for a change to the geographic area of the Regional Center;
- Preliminary determination of EB-5 compliance for an exemplar Form I-526, Immigrant Petition by Entrepreneur, for a new commercial enterprise;

Effective as of the date of this notice, and as discussed further below, USCIS approves the Regional Center’s request.

¹ Section 610 of Departments of Commerce, Justice, and State, the Judiciary, and Related Agencies Appropriations Act, 1993, Pub. L. No. 102-395, 106 Stat. 1828 (1992), as amended (hereinafter the “Act”).

I. Regional Center Designation

A. Changes to Geographic Area

Under section 610(a) of the Act, “[a] regional center shall have jurisdiction over a limited geographic area, which shall be described in the proposal and consistent with the purpose of concentrating pooled investment in defined economic zones.” A regional center’s geographic area must be contiguous and clearly delineated.

Based on the initial designation and any subsequently approved amendments, the Regional Center has jurisdiction over the following geographic area:

State(s)	Cities/Counties	Date Approved
California	Santa Clara County	04/22/2014
	San Benito County	04/22/2014

The Regional Center requested expansion of its geographic area to include the locations below. After reviewing the submission, USCIS has determined that the documents submitted by the Regional Center justify approval of the requested expansion of the Regional Center’s geographic area. Effective as of the date of this notice, the Regional Center has been approved for expansion into the following geographic areas:

State(s)	Cities/Counties
California	Fresno County
	Kings County
	Tulare County

II. Preliminary Determination of EB-5 Compliance for a Form I-526 Exemplar

Through this Form I-924 and the documents submitted, the Regional Center requests preliminary determination of EB-5 compliance for a Form I-526 exemplar. The Regional Center presented evidence asserting that 95 investors will invest \$47.5 million total EB-5 capital into GCRC Grande Oak Village, LP– the new commercial enterprise (NCE). The NCE will lend the entire amount to Monterey Dynasty LLC, the job creating entity (JCE). The JCE intends to construct and operate The Grande Oak Village, a mixed-used senior housing community consisting of (i) an apartment building, (ii) an assisted living building, (iii) an independent living facility, (iv) a youth center, (v) a community center, (vi) a hotel and (vii) an event center and church and is located in Tulare, California. The Regional Center asserts that the

Golden California Regional Center, LLC
ID1305051089
RCW1533753495
Page 3

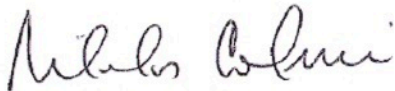
investment from EB-5 petitioners will create approximately 1,016 jobs. The Regional Center also asserts that the NCE will be principally doing business within a targeted employment area (TEA).²

After review of the documents submitted in connection with this request, USCIS has determined that the Regional Center has demonstrated that the Form I-526 exemplar complies with EB-5 requirements. Per USCIS policy, this determination will be accorded deference in subsequent filings under the project involving the same material facts and issues, absent material change, fraud, willful misrepresentation, or a legally deficient determination. Notwithstanding this approval, investors with related Form I-526 petitions must independently demonstrate eligibility with applicable EB-5 requirements, including the requirement that he or she is eligible for the requested benefit at the time of filing the benefit request and continues to be eligible through adjudication. 8 C.F.R. § 103.2(b)(1).

If the Regional Center has any questions concerning its designation under the Immigrant Investor Program, please contact the USCIS by email at:

USCIS.ImmigrantInvestorProgram@uscis.dhs.gov

Sincerely,



Nicholas Colucci
Chief, Immigrant Investor Program

cc: Jean D. Chen
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² Based on the evidence presented, USCIS has determined that NCE will principally be doing business within a TEA for the purposes of this exemplar filing. However, investors with related Form I-526 petitions must establish that at the time of investment or at the time of filing the immigrant petition, as applicable, the geographic area in question qualified as a TEA. A geographic area that once qualified as a TEA may no longer qualify as employment rates or population increases over time. In addition, an immigrant investor cannot rely on previous TEA determinations made based on facts that have subsequently changed.