

County of Santa Clara

Department of Environmental Health

Consumer Protection Division

1555 Berger Drive, Suite 300, San Jose, CA 95112-2716

Phone (408) 918-3400 www.ehinfo.org



OFFICIAL INSPECTION REPORT

Facility FA0284250 - PEET'S COFFEE & TEA		Site Address 1088 E BROKAW RD 80, SAN JOSE, CA 95131		Inspection Date 10/14/2026	
Program PR0426354 - FOOD PREP / FOOD SVC OP 0-5 EMPLOYEES RC 1 - FP09			Owner Name PEET'S COFFEE, INC		Inspection Time 16:25 - 17:40
Inspected By ALEXANDER ALFARO	Inspection Type ROUTINE INSPECTION	Consent By JESSICA	FSC Itzel Chantel -06/02/2028		

Placard Color & Score

GREEN

88

RISK FACTORS AND INTERVENTIONS						OUT		COS/SA	N/O	N/A	PBI
						IN	Major	Minor			
K01	Demonstration of knowledge; food safety certification	X									
K02	Communicable disease; reporting/restriction/exclusion	X									S
K03	No discharge from eyes, nose, mouth	X									
K04	Proper eating, tasting, drinking, tobacco use	X									
K05	Hands clean, properly washed; gloves used properly	X									
K06	Adequate handwash facilities supplied, accessible	X									
K07	Proper hot and cold holding temperatures		X						X		
K08	Time as a public health control; procedures & records								X		
K09	Proper cooling methods								X		
K10	Proper cooking time & temperatures								X		
K11	Proper reheating procedures for hot holding								X		
K12	Returned and reservice of food								X		
K13	Food in good condition, safe, unadulterated										
K14	Food contact surfaces clean, sanitized								X		S
K15	Food obtained from approved source										
K16	Compliance with shell stock tags, condition, display								X		
K17	Compliance with Gulf Oyster Regulations								X		
K18	Compliance with variance/ROP/HACCP Plan										
K19	Consumer advisory for raw or undercooked foods										
K20	Licensed health care facilities/schools: prohibited foods not being offered										
K21	Hot and cold water available										
K22	Sewage and wastewater properly disposed										
K23	No rodents, insects, birds, or animals										

GOOD RETAIL PRACTICES										OUT	COS
K24	Person in charge present and performing duties										
K25	Proper personal cleanliness and hair restraints										
K26	Approved thawing methods used; frozen food										
K27	Food separated and protected										
K28	Fruits and vegetables washed										
K29	Toxic substances properly identified, stored, used										
K30	Food storage: food storage containers identified										
K31	Consumer self service does prevent contamination										
K32	Food properly labeled and honestly presented										
K33	Nonfood contact surfaces clean										
K34	Warewash facilities: installed/maintained; test strips										
K35	Equipment, utensils: Approved, in good repair, adequate capacity										
K36	Equipment, utensils, linens: Proper storage and use										
K37	Vending machines										
K38	Adequate ventilation/lighting; designated areas, use										
K39	Thermometers provided, accurate										
K40	Wiping cloths: properly used, stored									X	
K41	Plumbing approved, installed, in good repair; proper backflow devices										
K42	Garbage & refuse properly disposed; facilities maintained										
K43	Toilet facilities: properly constructed, supplied, cleaned										
K44	Premises clean, in good repair; Personal/chemical storage; Adequate vermin-proofing									X	
K45	Floor, walls, ceilings: built, maintained, clean										
K46	No unapproved private home/living/sleeping quarters										
K47	Signs posted; last inspection report available										

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K48	Plan review		
K49	Permits available		
K58	Placard properly displayed/posted		

Comments and Observations

Major Violations

K07 - 8 Points - Improper hot and cold holding temperatures; 11387.1, 113996, 113998, 114037, 114343(a)

Inspector Observations:

Ham and Cheese croissant and pesto tomato croissant were found held out of temperature control in a large plastic tub on a cart. Per PIC they had been removed from the upright cooler two hours ago. Items measured at 68F and 65F respectively.

Per PIC, they launched the items starting in January 2026. PIC provided their SOP which directs staff to thaw the frozen food items in the cooler and then hold at ambient temperature for 48 hours. Packaging on items says to keep frozen.

[CA] PHFs shall be held at 41°F or below or at 135°F or above.

[COS] EH inspectors instructed PIC to move the PHFs back into the cooler to rapidly cool down. Educated PIC that food classified as potentially hazardous foods shall be temperature controlled or time controlled up to 4 hours out of ambient and subsequently discarded.

If facility wishes to proceed with holding PHFs at ambient temperatures they must submit microbiological studies to this department that demonstrate the product does not support the growth of pathogenic bacteria.

Minor Violations

K40 - 2 Points - Wiping cloths: improperly used and stored; 114135, 114185.1 114185.3(d,e)

Inspector Observations: Sanitizer bucket quat solution measured 100 PPM.

[CA] Wiping towels shall be stored in sanitizing solution of an approved concentration when not in use (100 ppm - chlorine, 200 ppm - quaternary ammonium).

K44 - 2 Points - Premises not clean, not in good repair; No personal/chemical storage; inadequate vermin-proofing; 114067(j), 114123, 114143 (a,b), 114256, 114256.1, 114256.2, 114256.4, 114257, 114257.1, 114259, 114259.2, 114259.3, 114279, 114281, 114282

Inspector Observations: Mops stored in bucket.

[CA] After use, mops shall be placed in a position that allows them to air-dry without soiling walls, equipment, or supplies.

Performance-Based Inspection Questions

All responses to PBI questions were satisfactory.

Measured Observations

Item	Location	Measurement	Comments
creamer	1-door cooler	39.00 Fahrenheit	
hot water	restroom	100.00 Fahrenheit	
sausage breakfast sandwich	2 door freezer	14.00 Fahrenheit	
2% milk	2-door standing cooler	37.00 Fahrenheit	
almond milk	1-door cooler	38.00 Fahrenheit	
hot water	handwash	100.00 Fahrenheit	
ham and cheese sandwich	2-door freezer	27.00 Fahrenheit	
hot water	3-comp sink	120.00 Fahrenheit	
sanitizer: quat	bucket	100.00 PPM	
half n half milk	1-door cooler	41.00 Fahrenheit	
sanitizer: chlorine	dishwasher	50.00 PPM	
veggie wraps	1-door cooler	38.00 Fahrenheit	
ambient	2-door standing cooler	40.00 Fahrenheit	
heavy cream	1-door	40.00 Fahrenheit	
ambient	1-door standing cooler	40.00 Fahrenheit	IR
grilled cheese	1-door standing	39.00 Fahrenheit	

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Overall Comments:

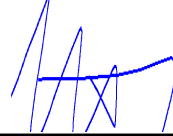
Notes:

- Joint inspection with Belin Z. Report written by Belin.

When required to determine compliance, a single reinspection will be conducted without additional charge. If subsequent reinspections are required, an hourly fee (minimum one hour) at the current rate approved by the Board of Supervisors will be assessed for each and every reinspection until the necessary changes or corrections are made. Unless otherwise noted by the inspector, all violations are to be corrected no later than **10/28/2026**. Any major change in menu or any change in ownership must have prior approval by this Department. This may require structural and/or equipment changes or remodeling to accommodate new operations.

Legend:

[CA]	Corrective Action
[COS]	Corrected on Site
[N]	Needs Improvement
[NA]	Not Applicable
[NO]	Not Observed
[PBI]	Performance-based Inspection
[PHF]	Potentially Hazardous Food
[PIC]	Person in Charge
[PPM]	Part per Million
[S]	Satisfactory
[SA]	Suitable Alternative
[TPHC]	Time as a Public Health Control



Received By: Jessica
Shift Supervisor
Signed On: October 14, 2026