

**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**

<b>Facility</b> FA0257639 - LEE'S SANDWICHES		<b>Site Address</b> 4060 MONTEREY RD, SAN JOSE, CA 95111		<b>Inspection Date</b> 07/23/2025	
<b>Program</b> PR0376949 - FOOD PREP / FOOD SVC OP 6-25 EMPLOYEES RC 3 - FP14			<b>Owner Name</b> LEE'S SANDWICHES NCA IN		<b>Inspection Time</b> 11:20 - 12:55
<b>Inspected By</b> MARCELA MASRI	<b>Inspection Type</b> ROUTINE INSPECTION	<b>Consent By</b> VU NGUYEN	<b>FSC</b>		

<b>Placard Color &amp; Score</b>
<b>GREEN</b>
<b>94</b>

RISK FACTORS AND INTERVENTIONS	IN	OUT		COS/SA	N/O	N/A	PBI
		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						S
K07 Proper hot and cold holding temperatures	X						S
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	X						
K14 Food contact surfaces clean, sanitized	X						S
K15 Food obtained from approved source	X						
K16 Compliance with shell stock tags, condition, display						X	
K17 Compliance with Gulf Oyster Regulations						X	
K18 Compliance with variance/ROP/HACCP Plan						X	
K19 Consumer advisory for raw or undercooked foods						X	
K20 Licensed health care facilities/schools: prohibited foods not being offered						X	
K21 Hot and cold water available	X						
K22 Sewage and wastewater properly disposed	X						
K23 No rodents, insects, birds, or animals	X						

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		X
K40 Wiping cloths: properly used, stored		
K41 Plumbing approved, installed, in good repair; proper backflow devices		X
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		
K45 Floor, walls, ceilings: built,maintained, clean		X
K46 No unapproved private home/living/sleeping quarters		
K47 Signs posted; last inspection report available		

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

## Comments and Observations

### Major Violations

No major violations were observed during this inspection.

### Minor Violations

K39 - 2 Points - Thermometers missing or inaccurate; 114157, 114159

**Inspector Observations: THE SERVICE REFRIGERATOR NEAR THE 3 COMPARTMENT SINK IS MISSING A THERMOMETER. [CA] PROVIDE A THERMOMETER.**

K41 - 2 Points - Plumbing unapproved, not installed, not in good repair; improper backflow devices; 114171, 114189.1, 114190, 114192, 114193, 114193.1, 114199, 114201, 114269

**Inspector Observations: THE 3 COMPARTMENT SINK HAS A LEAK ON THE BOTTOM. [CA] REPAIR THE LEAK.**

K45 - 2 Points - Floor, walls, ceilings: not built, not maintained, not clean; 114143(d), 114266, 114268, 114268.1, 114271, 114272

**Inspector Observations: FOUND A CEILING PANEL IN DISREPAIR ABOVE THE 3 COMPARTMENT SINK. [CA] REPLACE THE PANEL.**

**THE WALK IN FREEZER HAS SOME TRASH ON THE FLOOR. [CA] CLEAN THE FLOOR MORE OFTEN.**

### Performance-Based Inspection Questions

All responses to PBI questions were satisfactory.

### Measured Observations

Item	Location	Measurement	Comments
NOODLES	WALK IN FREEZER	14.00 Fahrenheit	
CHICKEN WINGS	HOT HOLDING	150.00 Fahrenheit	
PATE	SERVICE REFRIGERATOR	40.00 Fahrenheit	
CHICKEN	WALK IN COOLER	35.00 Fahrenheit	
SPROUTS	WALK IN COOLER	36.00 Fahrenheit	
EGGROLLS	HOT HOLDING	144.00 Fahrenheit	
HEAD CHEESE	SERVICE REFRIGERATOR	40.00 Fahrenheit	
PORK ROLLS	DISPLAY FREEZER IN DINING AREA	9.00 Fahrenheit	
YOGURT	DISPLAY REFRIGERATOR IN DINING AREA	36.00 Fahrenheit	
MILK	SERVICE REFRIGERATOR	41.00 Fahrenheit	
MEAT	WALK IN FREEZER	13.00 Fahrenheit	
HAM	WALK IN COOLER	35.00 Fahrenheit	
EGGS	WALK IN COOLER	37.00 Fahrenheit	
NOODLES	WALK IN COOLER	34.00 Fahrenheit	
CHEESE	WALK IN COOLER	37.00 Fahrenheit	
SAUSAGE	SECOND SERVICE REFRIGERATOR	38.00 Fahrenheit	
TEAS	SERVICE REFRIGERATOR	41.00 Fahrenheit	
WHIPPING CREAM	SERVICE REFRIGERATOR	40.00 Fahrenheit	

### Overall Comments:

#### **OWNERSHIP CHANGE INFORMATION**

**NEW FACILITY NAME:** Lee's Sandwiches

**NEW OWNER:** AVJC Corp

**The applicant has completed the facility evaluation application process for an Environmental Health Permit.**

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**The permit category for this facility is FP14. An invoice for the permit fee in the amount of \$2153.75 (INCLUDES LATE 25% FEE FOR FAILING TO APPLY WHEN THE CHANGE OF OWNERSHIP TOOK PLACE) will be mailed to the billing address on the application. Payment must be submitted within 10 days of receipt of the invoice. The owner is responsible for contacting our department if an invoice is not received and remit payment within 30 days.**

**The Environmental Health Permit will be effective: 08/01/25 - 7/31/26 This report serves as a temporary permit. However, the permit will be deemed invalid if the permit fee is not paid in full within 30 days from the date of this report. Okay to Operate.**

**An official permit will be mailed to the address on file and shall be posted in public view upon receipt.**

**\*Structural Review inspection conducted on 07/23/25**

**\*Permit condition: NONE**

**\*Obtain food safety manager certificate within 60 days. All other food employees must have valid food handler cards within 30 days from hire date.**

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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 **8/6/2025**. 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




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**Received By:** QUYEN NGUYEN  
OWNER

**Signed On:** July 23, 2025