

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 FA0254828 - QUYNH - MAI QUAN		Site Address 2435 S KING RD 20, SAN JOSE, CA 95122	Inspection Date 10/07/2026
Program PR0371963 - FOOD PREP / FOOD SVC OP 0-5 EMPLOYEES RC 2 - FP10		Owner Name HAI CHI EM, LLC	Inspection Time 15:35 - 16:25
Inspected By JOSHUA LUCES	Inspection Type FOLLOW-UP INSPECTION	Consent By DAT	

Placard Color & Score

GREEN
N/A

Comments and Observations

Major Violations

N/A

Minor Violations

N/A

Measured Observations

Item	Location	Measurement	Comments
PORK	COLD TOP PREP COOLER	40.00 Fahrenheit	
MAYONNAISE	TWO DOOR UPRIGHT COOLER	40.00 Fahrenheit	
WATER	THREE COMPARTMENT SINK	128.00 Fahrenheit	
WATER	KITCHEN HANDWASHINGS INK	108.00 Fahrenheit	
TOFU	COLD TOP PREP COOLER	38.00 Fahrenheit	
SPROUTS	TWO DOOR UPRIGHT COOLER	39.00 Fahrenheit	
WATER	PREPARATION SINK	120.00 Fahrenheit	

Overall Comments:

A follow up inspection was conducted on this date as requested by owner Dat Lam.

On this date the following was observed:

- K23: No further evidence of cockroach activity was observed at this time. Continued pest control service contract conducted by EcoGuard pest management was reviewed at this time. The most recent service conducted on 10/2/26 indicated no further evidence of cockroach activity. The signed re-opening checklist has been received.

- K35: The gaskets at the reach in cooler between the cooks line and three compartment sink have been replaced.

- K14: The ice machine containing vermin has been removed from the facility.

- K45: The gaps between shelving and wall have been repaired/sealed and excess boxes/equipment at the back storage area have been removed to prevent the harborage of vermin

OWNERSHIP CHANGE INFORMATION

NEW FACILITY NAME: QUYNH MAI

NEW OWNER: LAM & LE LLC

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

The permit category for this facility is FP10. An invoice for the permit fee in the amount of \$1772.50 (\$1418.00 + \$354.50[25% Late Penalty]) 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.

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The Environmental Health Permit will be effective: 11/01/26 - 10/31/27 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 8/28/26**

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

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 **10/21/2026**. 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: Van Duong
PIC
Signed On: October 07, 2026