



**REGION VII U.S. EPA SUPERFUND**  
**NO DISCOVERY DATE**

**PRE-CERCLIS INITIATION FORM**

(Required information marked with a \* and in red)

**NPL Status = O-Not a Valid Site or Incident**

\*Site Name: Schropp's Property \*Identified By: ☐ Removal ☒ Site Assessment ☐ Federal Facilities

☐ States ☐ Other Federal Agency Check if: ☐ FUD Site

\*Address: 1735 3rd Street SE \*County: Linn

\*City, State, Zip: Cedar Rapids, Iowa 52401 State ID (if one exists): 2834 Congressional District: Iowa 2

NPL Status = O-Not a Valid Site or Incident Federal Facility Indicator: ☐ Federal Facility ☒ Not a Federal Facility ☐ Status Undetermined

**\*Section:**

☐ C-(STAR) SPFD Technical Assistance/Re-Use Branch ☐ L-(EFLR) Enfr/Fund Lead RV Branch ☐ F-(FFSE) Federal Facilities/Special Emphasis Branch  
☐ M-(MOKS) MO/KS remedial Branch ☐ I-(IANE) IA/NE Remedial Branch ☐ O-(ER&R) Emergency Response & RV Branch

**List Site Alias Name(s):**

Driving north on Interstate 380, take the exit for Diagonal Drive SW and turn right. Proceed along Diagonal Drive SW for approximately 0.6 mile and turn right on 3rd Street SE. Proceed east on 3rd Street SE for approximately 0.4 mile and the site is on the right.

Site Description: The site is 0.732 acres and consists of a 3,100 square foot brick slab on grade single-story office building, a 720 square foot brick slab on grade garage, and an asphalt parking lot.

\*Latitude: 41.9684 \*Longitude: -91.6556 USGS Quadrant: Cedar Rapids South 7.5' USGS Hydro Unit: 070802051507  
(Decimal Degree Format) (with release of 3.17 see attached required location data form)

Lat/Long Accuracy: ☐ Seconds ☒ Degrees ☐ Minutes ☐ Miles ☐ Feet ☐ Kilometers ☐ Meters

\*Owner Operator Type: ☐ Federally-Owned ☐ Other ☐ Trustee, Federal  
☐ Bank/Loan Company ☐ Former Federally Owned or Operated ☒ Private ☐ Trustee, State  
☐ Brownfields/Public ☐ Government Owned/Contractor Operated ☐ Privately Owned/Government Operated ☐ Unknown  
☐ County Owned ☐ Mixed Ownership ☐ Property Defaulted Back to Government  
☐ District Owned ☐ Municipality ☐ State Owned

\*Operational Status: ☐ Active ☒ Inactive ☐ Unknown ☐ Blank Native American Interest: ☐ Yes ☒ No

\*Non-NPL Status (Choose one): ☒ Not a Valid Site or Incident ☐ Not a Valid Site or Incident: RCRA Lead ☐ Not a Valid Site or Incident: State Lead  
☐ Not a Valid Site or Incident: NRC Lead ☐ Not a Valid Site or Incident: Tribal Lead

\*Add Action: OU \*PRE-CERCLIS SCREENING: \*Planned Complete: \*Actual Complete:

\*Lead code (choose one) ☐ F-EPA Fund Financed ☐ FF - Federal Facility ☐ S - State, Fund Financed

SCAP Note:

Lead:

Add below Action (if No Further Action): OU ☐ PRE-CERCLIS ARCHIVE Actual Complete:

SCAP Note: Comments: ☐ Site or ☐ Action:

\*Site Type: (Choose all that apply; for every main category chosen, in bold, at least one sub-category must be selected; if more than one main and sub-category is selected indicate which is primary)

**Primary Designation:** Commercial

☐ **MP-Manufacturing/Processing/Maintenance** - Applicable sub-categories:

- ☐ CA-Chemicals and allied products
- ☐ CG-Coal gasification
- ☐ CP-Coke production
- ☐ EP-Electric power generation and distribution
- ☐ FT-Fabrics/textiles
- ☐ EE-Electronic/electrical equipment
- ☐ LW-Lumber and wood products/pulp and paper
- ☐ WP-Lumber and wood products/ wood preserving/ preserving/ treatment
- ☐ MF-Metal fabrication/finishing/coating and allied industries
- ☐ OR-Oil and gas refining
- ☐ OP-Ordnance production
- ☐ OT-Other-Description (needed):
- ☐ PR-Plastics and rubber products
- ☐ PM-Primary metals/mineral processing
- ☐ RA-Radioactive products
- ☐ TA-Tanneries
- ☐ TS-Trucks/ships/trains/aircraft and related components

☐ **RE-Recycling** - Applicable sub-categories

- ☐ AT-Automobiles/tires
- ☐ BS-Batteries/scrap metals/secondary smelting/precious metal recovery
- ☐ CC-Chemicals/chemical waste (e.g., solvent recovery)
- ☐ DT-Drums/tanks
- ☐ OT-Other-Description (needed):
- ☐ WO-Waste/used

☐ **MI-Mining** - Applicable sub-categories

- ☐ CO-Coal
- ☐ ME-Metals
- ☐ NM-Non-metal minerals
- ☐ OG-Oil and Gas
- ☐ OT-Other-Description (needed):

☐ **WM-Waste Management** - Applicable sub-categories

- ☐ CL-Co-disposal landfill (municipal and industrial)
- ☐ ID-Illegal disposal/open dump
- ☐ IF-Industrial waste facility (non-generator)
- ☐ MD-Mine tailings disposal
- ☐ OT-Other-Description (needed):
- ☐ ML-Municipal solid waste landfill
- ☐ RW-Radioactive waste treatment, storage, disposal (non-generator)

☒ **OT-Other** - Applicable sub-categories

- ☐ AG-Agricultural (e.g., grain elevator)
- ☐ CS-Contaminated sediment site with no identifiable source
- ☐ DC-Dust control
- ☐ OT-Other-Description (needed):
- ☐ GP-Ground water plume site with no identifiable source
- ☐ MO-Military/Other Ordinance
- ☐ PS-Product Storage/distribution
- ☒ RC-Retail/commercial
- ☐ RD-Research, development, and testing facility
- ☐ SE-Spill or other one-time event
- ☐ TP-Transportation (e.g., railroad yards, airport, barge docking, site)
- ☐ TW-Treatment works/septic tanks/other sewage treatment

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**Signatures:**

**States:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**RPM/OSC/SAM:** \_\_\_\_\_

**Date:** \_\_\_\_\_



**REGION VII**  
**U.S. ENVIRONMENTAL PROTECTION AGENCY**

**ENFORCEMENT SENSITIVE INFORMATION**  
**FOR INTERNAL USE ONLY**

**LOCATION FORM**

(Required information marked with a \* and in red)

\*Site Name: Schropp's Property

\*EPA  
ID: \_\_\_\_\_

\*Latitude: 41.9684

\*Longitude: -91.6556

Measurement  
Sequence: \_\_\_\_\_

Decimal Degree Format

(See Comment A)

\*Lat/Long Source:

☐ Contractor

☐ Regulated Entity

☐ Private

☐ Dun & Bradstreet

☐ State

☐ SNAP

☐ EPA Region 7

☐ EPA Headquarters

☐ Tribe

☐ Geograph

☐ Epic

☐ Unknown

☐ Other Federal Agency

☒ Other

☐ (Blank)

Designate

Lat/Long:

☒ Primary

☐ NPL Coordinate

\*Collection Method:

☐ Address Matching -House Number

☐ Address Matching -Nearest Intersection

☐ Address Matching - Other

☐ Address Matching - Block Face

☐ Address Matching - Primary Name

☐ Public Land Survey-Footing

☐ Address Matching - Street Centerline

☐ Address Matching - Digitized

☐ Public Land Survey-Section

☐ Census Block - 1990 - Centroid

☐ ZIP+2 Centroid

☐ Public Land Survey-Quarter Section

☐ Census Block/Group 1990-Centroid

☐ ZIP+4 Centroid

☐ Public Land Survey-Eighth Section

☐ Census Block/Tract - 1990 - Centroid

☐ ZIP Code - Centroid

☐ Public Land Survey-Sixteenth Section

☐ Census - Other

☐ GPS Code (Pseudo Range) Differential

☐ GPS-Unspecified

☐ GPS Carrier Phase Static Relative Position

☐ GPS Code (Pseudo Range) Precise Position

☐ Classical Surveying Techniques

☐ GPS Carrier Phase Kinematic Relative Position

☐ GPS Code (Pseudo Range) Standard Position (SA-Off)

☐ LORAN

☐ GPS Code (Pseudo Range) Standard Position Service SA-On

☐ Unknown

☐ GPS, with Canadian Active Control System

☐ Interpolation-Digital Map Source (TIGER)

☐ Interpolation -Photo

☐ Interpolation-TM

☐ Interpolation-Map

☒ Interpolation - Satellite

☐ Interpolation - Other

☐ Interpolation -MSS

☐ Interpolation - SPOT

\*Reference Point:

☐ Facility/Station Bldg Entrance

☐ Other

☐ Solid Waste Trtmnt/Disp. Unit

☐ Administrative Building

☐ Intake Point

☐ Plant Entrance (Freight)

☐ Storage Tank

☐ Air Monitoring Station

☐ Lagoon or Settling Pond

☐ Plant Entrance (General)

☐ SW Corner of Land Parcel

☐ Air Release Stack

☐ Liquid Waste Treatment Unit

☐ Plant Entrance (Personnel)

☐ Treatment/Storage Plant

☐ Air Release Vent

☐ Loading Area Centroid

☐ Process Unit Area Centroid

☐ Unknown

☐ Atmos. Emissions Trtmnt Unit

☐ Loading Facility

☐ Process Unit

☐ Water Monitoring Station

☐ Boundary Point

☐ Monitoring Point

☐ Release Point

☐ Water Release Pipe

☐ Building Entrance

☐ NE Corner of Land Parcel

☐ SE Corner of Land Parcel

☐ Well

☒ Facility/Centroid Cent

☐ NW Corner of Land Parcel

☐ Solid Waste Storage Area

☐ Well Protection Area

\*Reference Datum:

☐ NAD27

☐ NAD83

☐ Other

☒ Unknown

☐ WGS84

\*Accuracy Meters +/-:

☐ \*Accuracy Unknown

\*Collection Date: \_\_\_\_\_

Verification Method:

☐ Proximity to Alternative Facility Coordinate

☐ Verified Relative to Map Features (1:24K)

☐ Ground Truth Conducted

☐ Proximity to Polygon Centroid (County)

☐ Verified Relative to Map Features (Other)

☐ Point In Polygon (County)

☐ Proximity to Polygon Centroid (Other)

☐ Verified, Unknown Method

☐ Point in Polygon (Zip)

☐ Proximity to Polygon Centroid (Zip Code)

☒ Not Verified

☐ Point in Polygon (Other)

☐ Verified Relative to Map Features (1:100K/Tiger)

☐ Blank

\*Point/Line/Area:

☐ AREA

☐ LINE

☒ POINT

☐ REGION

☐ ROUTE

☐ BLANK

\*Source Map Scale:

☐ 1:10,000

☐ 1:20,000

☐ 1:50,000

☐ 1:100,000

☐ 1:500,000

☐ 1:12,000

☐ 1:24,000

☐ 1:62,500

☐ 1:125,000

☒ NONE

☐ 1:15,840

☐ 1:25,000

☐ 1:63,360

☐ 1:250,000

☐ UNKNOWN

☐ OTHER \_\_\_\_\_

COMMENTS: \_\_\_\_\_

Signatures:

RPM/OSC: \_\_\_\_\_

Date: \_\_\_\_\_

Branch Chief: \_\_\_\_\_

Date: \_\_\_\_\_

Comment A: A sequential number to indicate the order in which points on a line or area are connected. For an area, the maximum point is connected to the first. Required if the feature is polygonal or linear 3 numeric.



## Initial Site Screening (ISS)

**Site Name:** Schropp's Property  
**Project**  
**Manager:** Jake Bucklin **Date:** 2/17/2025

☐ **3931 - Phase II Assessment Review – Brownfield Funded**

Phase II submitted as part of standard real estate development, pre-purchase agreement, or other due diligence, not a part of a community grant project, or

☐ **3837 - Phase II Assessment – Brownfield Grant Funded**

Phase II submitted as part of an EPA grant funded community-wide or targeted assessment project – see Mel Pins if questions on this determination, or

☒ **3321 - Phase II Assessment Review – CERCLA Pre-Remedial Funded**

Phase II submitted that is not part of a real estate transaction

**Location:** (Decimal Degree format)

**Latitude:** 41.9684 **Longitude:** -91.6556 **County:** Linn  
Cedar Rapids South

**USGS Quadrant:** 7.5'

**Site Size:** 0.732 **Site Dimension:** ☒ Acres ☐ Square Feet ☐ Feet  
☐ Square Miles ☐ Miles

**Site Alias**

**Name(s):** N/A

**Congressional**

**District:** Iowa 2

**Grant Recipient Name:** \_\_\_\_\_

**Grant Recipient Address:** \_\_\_\_\_

**Grant Recipient Phone:** \_\_\_\_\_ **Grant Recipient Email:** \_\_\_\_\_

**Current**

**Owner(s):** Jamey B Schropp

**Current Owner Address:** 2156 Harbor Lane, Vero Beach, Florida 32963

If different from current owner:

**Responsible Party Name(s):** \_\_\_\_\_

**Responsible Party**

**Address:** \_\_\_\_\_

**Site Street Address or Tier, Range, Section & Subsections** (if street address is unknown)

1735 3<sup>rd</sup> Street SE, Cedar Rapids, Iowa 52403

**Directions to site:** Driving north on Interstate 380, take the exit for Diagonal Drive SW and turn right. Proceed along Diagonal Drive SW for approximately 0.6 mile and turn right on 3<sup>rd</sup> Street SE. Proceed east on 3<sup>rd</sup> Street SE for approximately 0.4 mile and the site is on the right.

**Summarize the site history (past usages, past ownerships, wastes, known or suspected contamination pathways such as tanks, septic tank/tile field, lagoon, land applications, SW burial, etc.)**

**Site History:**

The site was used for residential purposes from the 1890s through the 1960s, after which the site was used for mixed residential and commercial purposes until the 1980s. In the 1980s, the site was redeveloped and used as a credit union. The property has been vacant since flooding occurred in the area in 2008, and is still vacant at this time.

**Recognized Environmental Conditions (REC):**

The following RECs were identified for the property:

- Sinclair Meat Packing/Cedar Rapids Meats Inc./Sinclair Property was located at 1600 3<sup>rd</sup> Street SE adjacent north and east of the Site. The facility was listed in the underground storage tank (UST), leaking underground storage tank (LUST), solid waste facility/landfill, brownfields, and Resources Conservation and Recovery Act (RCRA) databases. Based on topography, the facility is located hydraulically cross-gradient relative to the Site. The facility had one 12,000-gallon diesel UST. The tank was steel. The tank was removed on April 22, 1992. The Iowa Department of Natural Resources (IDNR) classified the tank as no further action on October 15, 1999. Based on the facility being adjacent to the Site and documented releases to the soils and groundwater in the area, this finding constitutes a recognized environmental condition.
- Based on the 1984, 1889, 1895, and 1913 fire insurance maps, an apparent cooper shop was located adjacent to the east of the Site. Based on the topography of the area, this facility is hydraulically cross-gradient relative to the Site. Historical cooper shops handled and disposed of hazardous substances and petroleum products that could have impacted the soil and groundwater in the area. Based on unknown handling and disposal for the automobile and truck repair shop that could have impact on the soil and groundwater in the area, this finding constitutes a recognized environmental condition for the Site.
- Based on the 1889 and 1913 fire insurance map, an apparent tin shop was located adjacent to the west of the Site. Based on the topography of the area, this facility is hydraulically cross-gradient relative to the Site. Historical tin shops handled and disposed of hazardous substances and petroleum products that could have impacted the soil and groundwater in the area. Based on unknown handling and disposal for the tin shop that could have an impact on the soil and groundwater in the area, this finding constitutes a recognized environmental condition for the Site.
- Based on the 1949 fire insurance map, an apparent automobile and truck repair shop was located adjacent to the west of the Site. Historical automobile and truck repair shops handled and disposed of hazardous substances and petroleum products that could have impacted on the soil and groundwater in the area. Based on unknown handling and disposal for the automobile and truck repair shop that could have impact on the soil and groundwater in the area, this finding constitutes a recognized environmental condition for the Site.
- Based on the 1949 fire insurance map, two apparent filling stations were located adjacent to the west of the Site. Based on the topography of the area, this facility is hydraulically cross-gradient relative to the Site. Historical filling stations handled and disposed of hazardous substances and petroleum products that could have impacted the soil and groundwater in the area. Based on unknown handling and disposal for the filling station that could have impact on the soil and groundwater in the area, this finding constitutes a recognized environmental condition for the Site.
- Based on the 1970 fire insurance map, an apparent filling station was located adjacent to the west of the Site. Based on the topography of the area, this facility is hydraulically cross-gradient relative to the Site. Historical filling stations handled and disposed of hazardous substances and petroleum products that could have impacted the soil and groundwater in the area. Based on unknown handling and disposal for the filling station that could have impact on the soil and groundwater in the area, this finding constitutes a recognized environmental condition for the Site.
- Based on the 1913 and 1949 fire insurance maps, an apparent rail car repair shop was located adjacent to the east of the Site. Based on the topography of the area, this facility is hydraulically cross-gradient relative to the Site. Historical rail car repair shops handled and disposed of

hazardous substances and petroleum products that could have impacted the soil and groundwater in the area. Based on unknown handling and disposal for the rail car repair shop that could have impact on the soil and groundwater in the area, this finding constitutes a recognized environmental condition for the site.

- Based on the 1970 fire insurance map, an apparent equipment rental was located adjacent to the west of the Site. Based on the topography of the area, this facility is hydraulically cross-gradient relative to the Site. Historical equipment rental handled and disposed of hazardous substances that could have impacted the soil and groundwater in the area. Based on unknown handling and disposal for the equipment rental that could have impacted the soil and groundwater in the area, this finding constitutes a recognized environmental condition for the Site.
- Based on the 1970 fire insurance map, an apparent used car sales facility was located adjacent to the west of the Site. Based on the topography of the area, this facility is hydraulically cross-gradient relative to the Site. Historical chemical storage handled and disposed of hazardous substances that could have impacted the soil and groundwater in the area. Based on unknown handling and disposal for the equipment rental that could have impacted the soil and groundwater in the area, this finding constitutes a recognized environmental condition for the Site.
- Based on the 1958 to 1983 city directories, Brody 66 Service/Buresh Rental/Hertz Rent A Truck/Safeway Steel Scaffolds of Iowa Inc./Trailways Bus Depot was adjacent west of the Site at 1401 and 1405 3<sup>rd</sup> Street SE. Based on the topography of the area, this facility is hydraulically cross-gradient relative to the Site. Historical gas stations/car rental services/bus line services handled and disposed of hazardous substances and petroleum products that could have impacted the soil and groundwater in the area. Based on unknown handling and disposal for the automobile rental that could have impacted the soil and groundwater in the area, this finding constitutes a recognized environmental condition for the Site.

**Briefly describe the site assessment that was conducted (number of borings, monitoring wells, number of samples, depth of soil samples and monitoring wells, analysis, etc.)**

To investigate the RECs identified at the site, five borings were advanced at the site to depths ranging from 16 to 26 feet below ground surface for the collection of soil/groundwater samples. One boring was advanced at each corner of the property and one was advanced in the central portion. One soil sample was collected from each boring, and then each boring was converted to a temporary monitoring well for groundwater sample collection. A total of 4 groundwater samples were collected at the site as the boring in the northeast corner of the site (TMW-5) was dry and, therefore, a groundwater sample could not be collected at this location. All soil and groundwater samples collected at the site were analyzed for Volatile Organic Compounds (VOCs) via EPA Method 8260, Resource Conservation and Recovery Act (RCRA) Metals via EPA Method 6010/7474, Semi Volatile Organic Compounds (SVOCs) via EPA Method 8270, and Total Extractible Hydrocarbons (TEH) via Iowa Method OA-2.

**Summarize the findings and conclusions regarding the contaminants found and their extent and concentrations. Relate those values to known criteria such as statewide standards, MCLs, water quality standards, background levels or other benchmarks used to determine site priority.**

**Soil Findings**

Of the soil samples collected, only Arsenic was detected at concentrations that exceed statewide standards (SWS). However, although arsenic concentrations exceeded SWS for soil, the concentrations reported are consistent with typical naturally occurring levels found in soil in the area and were just slightly above SWS. The only other analytes detected at concentrations exceeded laboratory reporting limits were Barium, Chromium, Lead, and Selenium, all of which were and concentrations that did not exceed SWS.

**Groundwater Findings:**

Of the groundwater samples collected, only Barium, Selenium, 1,4-Dichlorobenzene, Diesel, and Naphthalene were detected at concentrations that exceeded laboratory reporting limits. None of the compounds detected in groundwater were found in concentrations that exceed SWS or other regulatory limits.

**Identify on-site or off-site potential and actual targets (e.g., municipal wells, private wells, drinking water intakes). What is known of the neighboring area, i.e., are there residences, businesses, public use areas, etc.? Are there utility lines that could be impacted by site contaminants? Identify any other use/location issues that deserve consideration.**

Surrounding properties include 3<sup>rd</sup> Street SE followed by parking lots to the north, a city-owned vacant lot to the east, an alley followed by vacant lots to the south, and a vacant lot and a warehouse to the west. The property itself is currently vacant and consists of two slab-on-grade brick buildings. Utilities are provided to the property by the city, and Alliant and MidAmerican could provide electric and gas, respectively, if needed. No evidence was discovered to suggest the presence of any wells at the site, and Linn County has enacted an ordinance prohibiting the installation of wells in areas where known soil and/or groundwater is known to exist, preventing the future installation of a well at the site.

**Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.**

3

**Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.**

Detections in soil and groundwater, although present, were minimal and, with the exception of Arsenic, do not exceed any applicable regulatory levels. Although Arsenic was detected in soil at concentrations slightly above SWS, the concentrations were consistent with naturally occurring levels typically found in the area. Based on limited detections of contaminants at low concentrations, a lack of receptor pathways, and the presumed commercial use of the property, the site does not appear to present a hazardous condition to site users.

**Site recommended for:**

- ☒ No further action under CERCLA Pre-Remedial
- ☐ Additional investigation under state program (activity code 2824)
- ☐ Additional investigation under CERCLA (Extended Site Screening)
- ☐ Transfer to LUST/UST

**Form Reviewed:** \_\_\_\_\_ **Date Reviewed:** \_\_\_\_\_