

Date: January 9, 2025

To: Property Owner

Subject: Baytown/West Lakeland Township Special Well and Boring Construction Area Expansion and Update

The Minnesota Department of Health (MDH) updated and expanded the boundaries of the Baytown/West Lakeland Township Special Well and Boring Construction Area (SWBCA) on January 8, 2025. You are receiving this letter because you own property that partially or fully falls within the expansion area. Your property is now located within the Baytown/West Lakeland Township SWBCA.

For more information about the Baytown/West Lakeland Township SWBCA and what this means for you and your property, see the enclosed fact sheet. A map of the Baytown/West Lakeland Township showing the expanded boundary is also enclosed.

If you have any questions about this letter or the Baytown/West Lakeland Township SWBCA, visit <https://www.health.state.mn.us/communities/environment/water/wells/swbca/baytown.html> or contact Patrick Sarafolean at 651-201-3962.

Minnesota Department of Health  
625 Robert Street N. | PO Box 64975  
St. Paul, MN 55164-0975  
[www.health.state.mn.us/wells](http://www.health.state.mn.us/wells)

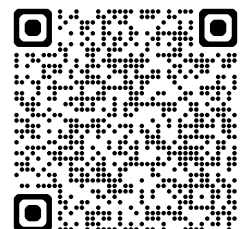
*To obtain this information in a different format, call: 651-201-4600.*

*Yog xav tau cov ntaub ntawv ua lus Hmoob, thov mus saib peb lub website ntawm:*  
<https://www.health.state.mn.us/communities/environment/water/wells/swbca/baytown.html>

*Si aad u hesho macluumaadkan af Soomaali ah, booqo websaydkayaga oo ah:*  
<https://www.health.state.mn.us/communities/environment/water/wells/swbca/baytown.html>

*Para obtener esta información en español, visite nuestro sitio web:*  
<https://www.health.state.mn.us/communities/environment/water/wells/swbca/baytown.html>

**Scan QR Code to visit MDH's website:**



# Baytown/West Lakeland Township Special Well and Boring Construction Area (SWBCA)

SWBCA REVISION | 01/08/2025

## Background information

The SWBCA was created to lower risks to people from exposure to contaminated groundwater from wells and borings near the Baytown Township Groundwater Contamination Superfund Site. The contaminant covered by the SWBCA is trichloroethylene (TCE), which is present in groundwater. Minnesota Department of Health (MDH) established the Baytown/West Lakeland Township Special Well and Boring Construction Area (Baytown SWBCA) in 1987.

The SWBCA exists to inform the public of potential health risks, provide for the construction of safe water supplies, and prevent the spread of contamination due to improper construction of wells or borings.

The Baytown SWBCA covers portions of Baytown Township, West Lakeland Township, and the cities of Lake Elmo and Bayport in Washington County. For a map of the updated SWBCA boundaries, see [Baytown/West Lakeland Township Special Well and Boring Construction Area](http://www.health.state.mn.us/communities/environment/water/wells/swbca/baytown.html) ([www.health.state.mn.us/communities/environment/water/wells/swbca/baytown.html](http://www.health.state.mn.us/communities/environment/water/wells/swbca/baytown.html)).

The SWBCA applies to the construction, repair, and sealing of all wells and borings regulated by MDH and remains in effect until further notice.

## Expansion of SWBCA boundaries

Starting January 8, 2025, the Baytown SWBCA boundary expanded by three quarter sections. These comprise the North ½ of Section 28, Township 29 North, Range 20 West (in West Lakeland Township) and the Northeast ¼ of Section 24, Township 29 North, Range 21 West

(in Lake Elmo). Properties within these areas are now subject to the SWBCA requirements.

The Baytown SWBCA boundaries are expanding because recent groundwater sampling by the Minnesota Pollution Control Agency (MPCA) indicated TCE contamination is present in the groundwater in portions of these areas, which are outside of the previous boundary. Some private wells in these areas that were sampled had detections of TCE. Not all wells within the expanded boundaries have TCE detected in water samples.

## Property and well responsibilities in the SWBCA

- Minnesota state law requires sellers of property in Washington County that are not served by a municipal water system to disclose to the buyer of the property whether the property is located within an SWBCA designated by MDH.
- If there is an unsealed well on the property, the disclosure must be made whether the property is served by municipal water or not.
- Baytown Township and West Lakeland Township have ordinances (Ordinance No. 52 and Township Code Section 14, respectively) that require initial and ongoing well testing every two years. Depending on the results, water treatment for new wells constructed within the SWBCA may be required.
- West Lakeland Township is impacted by the 2025 expansion. Baytown Township is not.
- MPCA will continue groundwater sampling and providing treatment, when appropriate, for existing private wells in the expanded boundaries of the SWBCA. New

wells in Baytown and West Lakeland Townships will be subject to ordinance requirements.

## Changes to SWBCA requirements

In addition to expanding the boundaries, MDH revised the requirements for wells and borings constructed or sealed within the Baytown SWBCA. Most of the revisions clarified existing practices and conditions for plan approval.

- Licensed well and boring contractors working within the SWBCA must submit plans and have them approved by MDH prior to constructing or sealing a well or boring.
- MDH can place conditions on well and boring construction or sealing and require monitoring or additional information.

## TCE and health effects

The primary contaminant of concern in the Baytown SWBCA is trichloroethylene, also known as trichloroethene or TCE. TCE is a chemical solvent often used for degreasing metal parts. It was first found in groundwater in the area in 1987, and the site is listed as a state and federal Superfund site. TCE is a human carcinogen and has been linked to adverse immune system effects.

MDH established a Health Risk Limit of 0.4 micrograms per liter (ug/L) for TCE in drinking water. For more information about the health effects of TCE and drinking water concerns, see:

- Trichloroethylene (TCE) and Your Health (<https://www.health.state.mn.us/communities/environment/hazardous/topics/tce.html>)
- TCE in Drinking Water (PDF) (<https://www.health.state.mn.us/communities/environment/hazardous/docs/tcedrinkingwater.pdf>)

## Other site activities

Chemicals known as per- and polyfluoroalkyl substances (PFAS) have also contaminated groundwater in this area of Washington County. The Baytown SWBCA does not address PFAS contamination, but other state programs do.

In February 2018, the state of Minnesota settled a 2010 lawsuit against the 3M Company for its production of PFAS and the resulting damage to drinking water and natural resources in the Twin Cities East Metropolitan (East Metro) area. The MPCA is conducting private well sampling for PFAS in the East Metro area and in some cases provides water treatment using Settlement funds.

For more information about the Baytown TCE and East Metro PFAS groundwater contamination, and the responsibilities and resources for private wells in this area, see:

- [Washington County Groundwater Plume Sites Fact Sheet](https://www.pca.state.mn.us/sites/default/files/c-s3-12e.pdf) (<https://www.pca.state.mn.us/sites/default/files/c-s3-12e.pdf>)
- [Minnesota Groundwater Contamination Atlas](https://webapp.pca.state.mn.us/cleanup/search/superfund?text=Baytown%20GW%20Contamination%20Site&siteId=21451-AREA0000000002) (<https://webapp.pca.state.mn.us/cleanup/search/superfund?text=Baytown%20GW%20Contamination%20Site&siteId=21451-AREA0000000002>)

## Contact with questions

For questions about the Baytown SWBCA; well or boring construction, repair, or sealing; and plan review, contact the MDH Well Management Section at [health.wells@state.mn.us](mailto:health.wells@state.mn.us) or 651-201-4600.

For information regarding public health concerns, contact the MDH Site Assessment and Consultation Unit at 651-201-4565 or [health.hazard@state.mn.us](mailto:health.hazard@state.mn.us).

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