



US Army Corps  
of Engineers®

# PUBLIC NOTICE

Applicant:  
Sean MacLaurin  
SJC Ventures

Published: December 15, 2025  
Expires: January 6, 2026

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**Vicksburg District**  
**Permit Application No. MVK-2025-00692**

TO WHOM IT MAY CONCERN: The Vicksburg District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) **and/or** Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403). The purpose of this public notice is to solicit comments from the public regarding the work described below:

**APPLICANT:** Sean MacLaurin  
SJC Ventures  
1115 Howell Mill Road  
Suite 777  
Springfield, Missouri 65807

**AGENT:** Michael Henry  
HYDRIC Wetland Consultants, LLC  
2323 Highway 190 East  
Suite 2  
Hammond, Louisiana 70401

**WATERWAY AND LOCATION:** The project would affect waters of the United States associated with McCain Creek. The project/review area is located on the South side of North Market Street in Section 31, Township 19N, Range 14W; at Latitude 32.59302 and Longitude -93.82879; in Shreveport, Caddo Parish, Louisiana.

**EXISTING CONDITIONS:** The site is currently undeveloped and forested.

**PROJECT PURPOSE:**

**Basic:** The basic project purpose is commercial development.

**Overall:** The overall project purpose is to provide fuel and rest services for passenger vehicles, improve traffic efficiency, support commerce, and enhance economic growth to the Shreveport, Louisiana area.

**PROPOSED WORK:** The applicant requests authorization to fill wetlands and other waters to construct a new Racetrac retail/fuel store and associated appurtenances including sanitary sewer, parking, dumpster, and drainage improvements.

The proposed work involves impacts to approximately 0.88 acres of forested wetlands, and approximately 796 linear feet of relatively permanent tributaries.

**AVOIDANCE AND MINIMIZATION:** The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: The applicant has designed their project layout to avoid impacts to 0.58 acres of forested wetlands and 466 linear feet of relatively permanent tributaries. The applicant will implement Best Management Practices (BMPs) to minimize erosion and siltation downstream.

**COMPENSATORY MITIGATION:** The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: The required mitigation would be purchased from an approved mitigation bank located within the same watershed as the impacts prior to the commencement of the planned project.

**CULTURAL RESOURCES:** The Corps is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, state, and federal government agencies with respect to historic resources. Our final determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, federally recognized tribes, and other interested parties.

**ENDANGERED SPECIES:** The Corps has performed an initial review of the application utilizing the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur in the vicinity of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project will not affect any listed species or critical habitat. Additionally, the proposed work would have no jeopardy on the proposed and/or candidate species listed.

Red-Cockaded Woodpecker (*Dryobates borealis*) - Threatened  
Tricolored Bat (*Perimyotis subflavus*) – Proposed endangered  
Monarch Butterfly (*Danaus Plexippus*) – Proposed threatened  
Alligator Snapping Turtle (*Macrochelys temminckii*) – Proposed threatened

Pursuant to Section 7 of the Endangered Species Act (ESA), any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402. The Corps is the lead federal agency for ESA consultation for the proposed action. Any required consultation will be completed by the Corps.

This notice serves as request to the U.S. Fish and Wildlife Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

**NAVIGATION:** The proposed structure or activity is not located in the vicinity of a federal navigation channel.

**SECTION 408:** The applicant will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

**WATER QUALITY CERTIFICATION:** Water Quality Certification will be required from the Louisiana Department of Environmental Quality (LDEQ).

**NOTE:** This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps' jurisdiction, has been verified by Corps personnel.

**EVALUATION:** The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

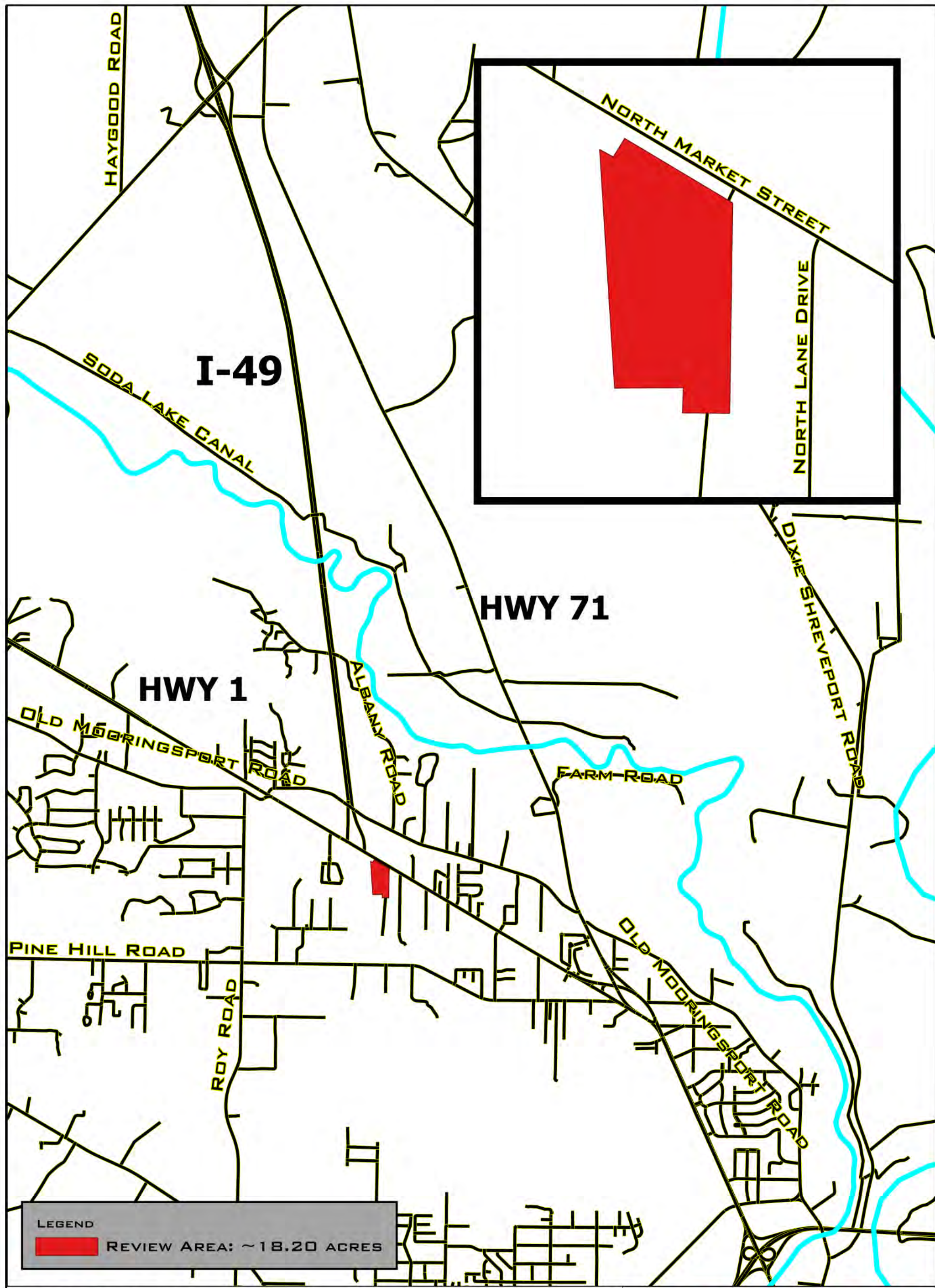
**COMMENTS:** The Corps is soliciting comments from the public, federal, state, and local agencies and officials, Indian Tribes and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Vicksburg District will receive written comments on the proposed work, as outlined above, until January 6, 2026. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Durham Norman at [Durham.A.Norman@usace.army.mil](mailto:Durham.A.Norman@usace.army.mil) and the Louisiana Department of Environmental Quality at Post Office Box 4313, Baton Rouge, Louisiana 70821-4313. Please refer to the permit application number in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/Missions/Regulatory.aspx>.

**Andy Sanderson  
Chief, Arkansas and Louisiana Branch  
Regulatory Division**



**I-49**

**HWY 71**

**HWY 1**

NORTH MARKET STREET

NORTH LANE DRIVE

ALBANY ROAD

FARM ROAD

DIXIE SHREVEPORT ROAD

OLD MOORINGSPORT ROAD

OLD MOORINGSPORT ROAD

PINE HILL ROAD

ROY ROAD

LEGEND  
 REVIEW AREA: ~18.20 ACRES

SHREVEPORT, LA  
 CADDO PARISH  
 LSP NADB3 (EPSG 3452)  
 SITE CNTR: 32.5930239,-93.8287919



2,000 0 2,000 4,000 6,000 8,000 FT

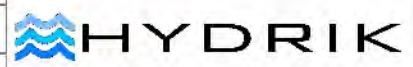
**SITE VICINITY**



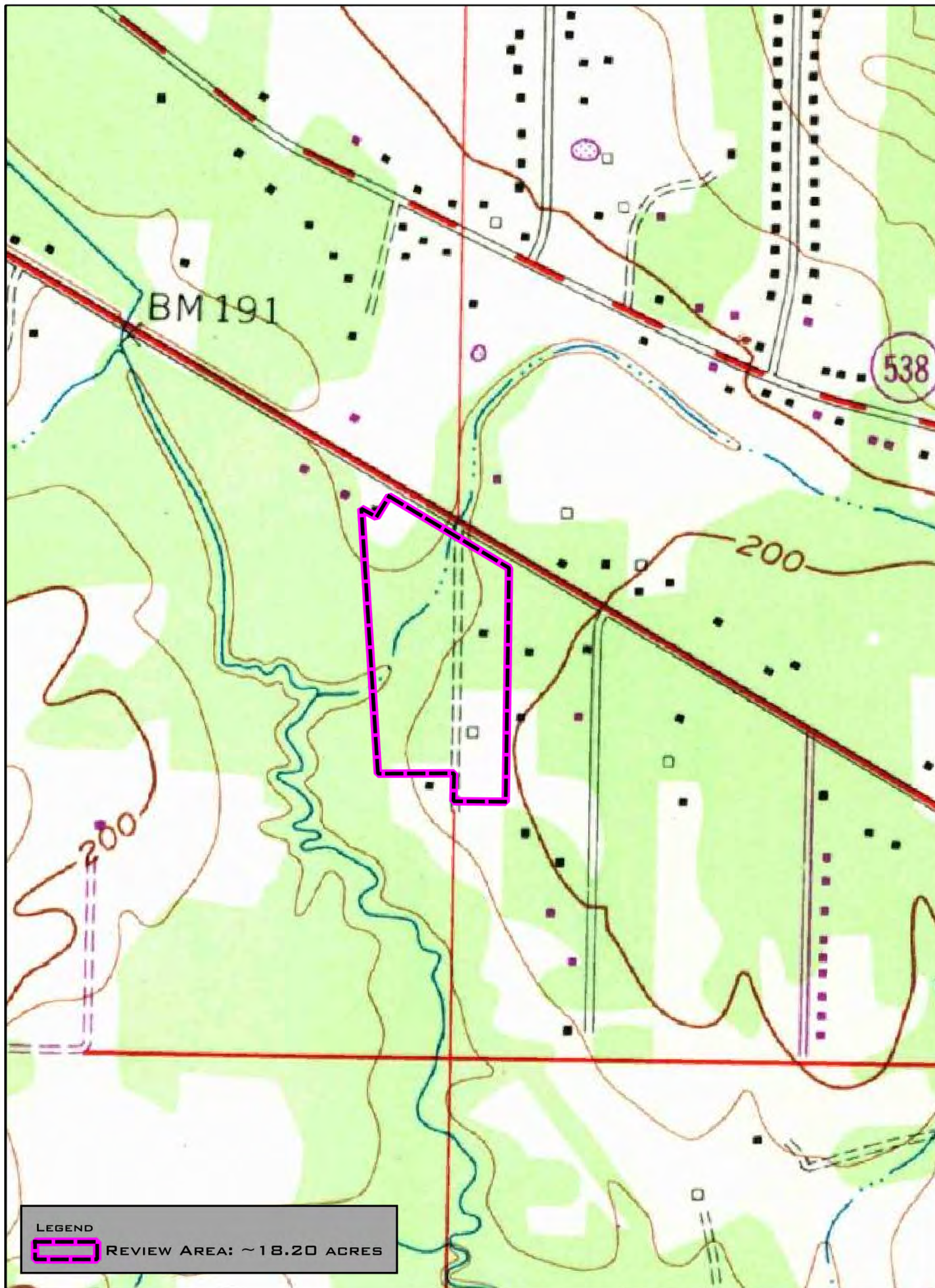
FIGURE 1


HF:25054bc

DATE:070225



PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH



LEGEND  
 REVIEW AREA: ~18.20 ACRES

SHREVEPORT, LA  
 CADDO PARISH  
 LSP NADB3 (EPSG 3452)  
 SITE CNTR: 32.5930239,-93.8287919



1960 24K USGS



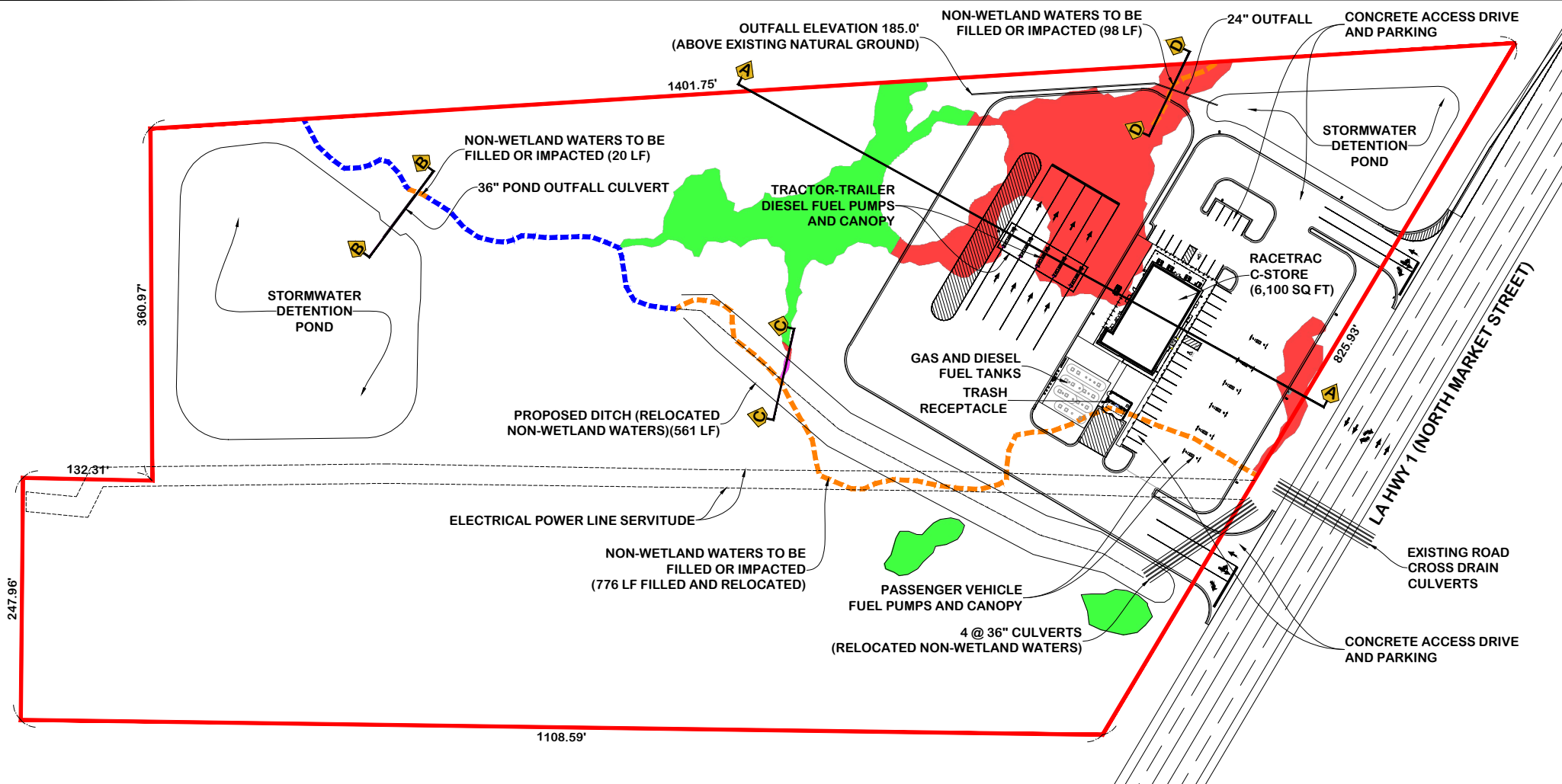
FIGURE 2

HF:25054bc

DATE:070225

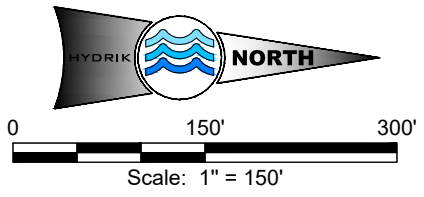


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**LEGEND**

- Project Area (18.51 Acres)
- Forested Wetlands To Be Filled Or Impacted (0.87 Acres)
- Forested Wetlands To Be Avoided (0.58 Acres)
- Forested Wetlands To Be Excavated (0.01 Acres)
- RPWs Waters Of The US To Be Filled Or Impacted (796 Linear Feet)(0.11 Acres)
- RPWs Waters Of The US To Be Avoided (466 Linear Feet)(0.06 Acres)



Applicant: **RaceTrac**

**HYDRIK**

**RaceTrac - Shreveport, LA**  
**OVERALL DEVELOPMENT PLAN**  
 Section 31, T19N-R14W  
 Caddo Parish, Louisiana

**FIGURE**  
**3**

HF: <b>25054bc</b>	DATE: <b>2025.12.03(R2)</b>	APPROVED:
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