DNR Trust Lands

DNR manages more than 5.6 million acres of state land, including 3 million acres of forest, range, and agricultural trust land.

$300 million annually for
- Public school construction
- State universities and colleges
- County services
DNR Trust Land Uses

Asset classes and percent of gross revenue generated by each

From the Trust Lands Performance Assessment Project
Legislative Report January, 2021
Renewable Energy Sites

REVENUE FROM GRAZING
$3 PER ACRE

VS

REVENUE FROM SOLAR POWER
$300-$1000 PER ACRE
Current Industry Process

Most Common Steps:
1. Developer selects an area
2. Get leases and ownership
3. Design the project
4. Permitting
   Learn about concerns and challenges
5. Adjust project plan
6. Develop the project
Current DNR Process

1. Developer contacts DNR about a site
2. Let the current lessee know
3. Higher and better use analysis
4. DNR Phase 1 SEPA and Tribal Consultation
5. Public auction
6. Lease
DNR leases for solar

Up to 55 years

Phases:

- Predevelopment
- Construction
- Operations
- Decommissioning and Reclamation
Current DNR Solar Leases
Badger Mountain Solar Project
Horse Heaven Wind (and Solar) Project

DNR Trust Lands
DNR’s Limits

Must follow:
• Trust mandate
• Laws
• Court Cases

This means:
• DNR managed property only
• Not a permitting or regulatory authority
• Can’t reduce the value of the lease
Mapping Project – Why?

- Trust mandate
- Reactive vs. proactive
- Value add for developers
- Identify conflicts early
- Identify high-value sites
- Largest ‘landowner’ targeting renewable energy uses
Mapping at DNR

DNR uses maps for:

• Science and data
• Land management
• Sales
Scope

- Land management
- DNR trust properties
- Other mapping and siting work
- Value add information
- Change management
- Existing leases and uses
- Stakeholder input
- 50+ Acres
- Solar
- Highest and best use
- Tribal input
- Wind
- Other energy
- Non-DNR properties
- Irrigated ag
- SEPA & environmental review
- Non-trust DNR properties
- Regulation
- Permitting
What sites would DNR consider?

Identify DNR screening criteria

• Current use
• Rules and regulations
• Higher and Better Value
Best solar sites

- Lots of space – 1,000s acres
- Access to transmission lines with capacity
- Flat
- No or minimal impacts
  - Current use
  - Environmental Habitat
  - Cultural Community
Other factors

- Cultural sites
- Endangered species
- Permitting and zoning requirements
- Critical habitat
- Preserving agricultural land
- Proximity to load
- Sunshine
Once a possible site is identified...

- Consult Tribes
- Engage with stakeholders
- Work proactively with lessees
## Potential impact

<table>
<thead>
<tr>
<th>Leases</th>
<th>Steps</th>
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<tbody>
<tr>
<td>600</td>
<td>Identify sites DNR would consider.</td>
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<tr>
<td>100</td>
<td>Identify good sites for solar.</td>
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<tr>
<td>50</td>
<td>Surveys and predevelopment work.</td>
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<tr>
<td>15</td>
<td>Leases for solar development.</td>
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# Timeline

<table>
<thead>
<tr>
<th>When</th>
<th>What</th>
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<tbody>
<tr>
<td>Nov. 2021 – Feb. 2022</td>
<td>Internal decision-making and initial mapping</td>
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<tr>
<td>April 2022</td>
<td>Outreach to current lessees</td>
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<tr>
<td>April 2022</td>
<td>Outreach to Tribes</td>
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<tr>
<td>May – July 2022</td>
<td>Stakeholder outreach</td>
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<tr>
<td>Aug. – Sep. 2022</td>
<td>Finalize map, internal decision-making</td>
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<tr>
<td>December 2022</td>
<td>Map is published</td>
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What’s Next?

• Regular updates to the map
• Sales and marketing
• Identifying high-value sites
• Working with Tribes, stakeholders, regulators, and utilities
• Being proactive about potential clean energy sites
Thank you!

Sign up for updates:
dnr.wa.gov/programsservices/product-sales-and-leasing/energy