

THE RANCHO TÍA JUANA (TIJUANA) GRANT



by

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(Translated by Paul Bryan Gray)

This article will explore the early history of the Rancho Tía Juana from a grant to Santiago Argüello Moraga in 1829 down to its disposition in a lawsuit settled by his heirs in 1889. The name of the ranch is derived from an indigenous Kumeyaay word, *Tihuan*, which has been given various meanings.¹ Early sources, including the grant itself, refer to the place as Tía Juana, Tía Juan, Tijuan, and Tehuan, but these names were replaced in modern times by Tijuana, a spelling closer to the area's original designation and which will be used herein.

The Rancho Tijuana was one of the grants awarded by Governor José María Echeandía to retired soldiers as a reward for their military service.² Such grants were part of a political and economic process that began slowly in Alta California after Spanish settlement in 1769. The number of grants increased dramatically during the Mexican period, especially after secularization of the missions when more land became available. Of the twenty-five grants distributed before Mexico gained independence in 1821, none was in San Diego. The first three grants, issued to retiring San Diego Presidio soldiers José María Verdugo, Juan José Domínguez, and Manuel Nieto in 1784 were located near the newly-founded Pueblo of Los Angeles. The first grant in the San Diego area—Rancho de los Peñasquitos—was made to Presidio Commandant Francisco María Ruiz in 1823.³ During the first years of Spanish domination in California, the Mission San Diego de Alcalá controlled vast areas of land suitable for raising cattle. The Presidio held similar land as well. Eventually, as the Presidio declined, its soldiers sought land grants in order to form ranches throughout the region.⁴ From 1822 to 1846, more than 670 grants were made, including the one made on March 24, 1829, awarding Rancho Tijuana to Santiago Argüello.⁵

Santiago Argüello Moraga was born in 1792 in Monterey, Alta California. He was the son of José Darío Argüello, a prominent figure in California politics for many years,⁶ and María Ignacia Moraga, a niece of pioneer soldier José Joaquín Moraga. In 1810, Santiago married María del Pilar Ortega in Santa Barbara, a union that produced fifteen children. The first five children were born in Santa Barbara, the rest in San Diego where Santiago held several military positions, including that of lieutenant and commander of the San Diego Company. He was later a collector of customs and an *alcalde*, or mayor of San Diego.⁷

The original documents for the concession of Rancho Tijuana have not been located. Nevertheless, the existence of the grant is confirmed by reference to it in later

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sources. One of the oldest writings related to Rancho Tijuana is a confirmation of the grant issued by Governor Pío Pico in 1846. It described the boundaries of Rancho Tijuana in an imprecise manner:

Don Santiago Argüello, a Mexican by birth, has petitioned for the benefit of himself and his family, certain land known as “Tía Juana” bordered on the north by Mesa del Arroyo de La Cruz, on the south by Aguaje de la Nopalera near the hollow of La Olla, on the east by Datilar, and on the west by Posa de los Adobes. Said land has been held by him since eighteen hundred and twenty-nine by virtue of a lawful grant from Governor José María Echeandía. His entitlement to the grant has been satisfactorily proven and is hereby confirmed.⁸

At a later point, the document indicated that the extent of the grant was *seis sitios de ganado mayor*.⁹

The northern boundary in the above description, Mesa del Arroyo de la Cruz, is now known as Mesa de Otay. Aguaje de la Nopalera, the old southern limit, is presently called Aguaje de la Tuna. However, the east and west sides of Rancho Tijuana, Datilar and Posa de los Adobes, cannot be located in modern times since these terms no longer have any geographic significance in the region. It is impossible to determine the original boundaries of Rancho Tijuana due to the antiquated description in Pico’s confirmation.

A document that confirms the date of the grant and gives some idea of where the original ranch house was located is a transcription by one of Hubert Howe Bancroft’s assistants in 1877. Together with his employees, Bancroft devoted much time during the late nineteenth century in gathering records concerning California’s Mexican period. When he could not acquire an original, he had a copy made. The item in question reads as follows:

1829 Mar. 24

San Diego

Governor Echeandía—Provisional concession of title to the site of Tia Juana in favor of the Lieutenant of the San Diego Presidio Company, Santiago Argüello, subject to the approval of the Supreme Government, not to exceed 2 _ square leagues.¹⁰

This document presents virtually no information about the land subject to the grant. However, an annotation on it written in 1877 by one of Bancroft’s aides gives



Santiago E. Argüello ©SDHS #80:4571

*La Comisión de dicho sitio de que se trata en
esta y Mored. Dispensando el no hallar
el sello que le corresponde por no estar en
este punto San Diego Abril 20 de 1833*

Santiago E. Argüello

Signature of Santiago Argüello petitioning grant of Rancho Milijo lying adjacent to “el de la Tijuana” April 20, 1833. MS. Argüello Estates, subject. Doc. Box 1. San Diego County Law Library.

Tijuana turned up in a place where it should not have been found.¹³ Nevertheless, it is my belief that the map is genuine. Santiago Argüello was an administrator of the Mission San Juan Capistrano from 1838 to 1840. It is highly probable that the map was in his possession at that time, but later forgotten in the Mission archives.

A more convincing feature establishing the map's authenticity is the fact that it contains almost the same boundaries as Pico's confirmation of Rancho Tijuana in 1846. The southern boundary is given as Aguaje de la Nopalera. The western line is Posa de los Adobes. Toward the north the limit is indicated as "lindero de Otay," corresponding to Mesa de Otay. The eastern edge is marked by "Cerro Colorado," a hill still known by that name. However, we cannot tell from the map what part of the ranch was in the United States after 1848 or how much remained in Mexico.

In 1833, Governor José Figueroa, awarded a grant of land called Rancho Melijó to Emigdio, the son of Santiago Argüello. The grant document recited that it was given "to help his father support his numerous family."¹⁴ The land awarded was in the form of a rectangle with an area of approximately one square league, the equivalent of 1,775 hectares. According to the grant the boundaries were as follows: to the west, "El Camino Real" to Baja California; to the east, "the road to the Rancho de la Tía Juana"; to the south, baldíos—vacant land; and to the north, "two or three leagues from Rancho Nacional." As can be seen in the "diseño" or map, the eastern boundary of Rancho Melijó was indistinct from the western boundary of Rancho Tijuana. The eastern boundary was not "the road to Rancho de la Tía Juana." Instead, Rancho Melijó was actually an area between Rancho Tijuana and a point where the Tijuana River empties into the Pacific Ocean, part of what is now Imperial Beach, California.

With the creation of a new international border according to the terms of the Treaty of Guadalupe Hidalgo, the Tijuana River was left partly in both the United States and Mexico. A map made about 1850 by Andrew B. Gray, a surveyor with the United States Commission, shows three places where the Argüello family had houses: one at La Punta, next to the mouth of the Otay River at the extreme southern end of San Diego Bay; another, on the Mexican side near the confluence of the Las Palmas and Almar Rivers in the eastern Tijuana River Valley; and, finally, a spot indicated on the map as a "deserted ranch." This latter place appears on the map to be within the United States, just north of a point where the road from San Diego crosses the border. It is most likely the adobe ranch house referred to by Bancroft's researchers in 1877.

Upon a more careful examination of the map, we see that the border is designated by a line described as the "approximate direction of the international boundary." This line, however, is not correctly drawn. When properly placed on the map, it shows that the "deserted ranch," which was the site of the Argüello house, was actually on the Mexican side.



Title page of 1833 file (Expediente) containing documents granting Rancho Melijó to Santiago E. Argüello. MS. Argüello Estates. Doc. Box 1. San Diego County Law Library.

The above conclusion is corroborated by a map called "Plan of the Rancho of Melijó" drawn about 1850.¹⁵ It was used by the Argüello family in litigation against the United States for possession of Rancho Melijó's lands located north of the border. The map, drawn with exactitude, identifies the Argüello adobe as an "old house in ruins" and places it in Mexico.

On this same map one can observe for the first time a kind of boundary between Rancho Melijó and Rancho Tijuana. Nevertheless, the line between them is not clear. This situation, as in many other cases, was the result of Mexicans never precisely defining the boundaries of their ranches in California. At the time there was no need for it. This defect would eventually cause Emigdio Argüello to lose his property lying within United States territory.¹⁶

On the Mexican side, Santiago Argüello was forced to defend his possession of Rancho Tijuana against a decree promulgated by President Ignacio Comonfort on March 10, 1857.¹⁷ The decree represented an effort by authorities in central Mexico to nullify previous transfers of vacant lands in Baja California by local officials acting without approval from the national government. The measure required a review of all land titles on the peninsula to determine their validity.

Santiago Argüello successfully underwent a government audit of his title. Afterwards, he received official confirmation of his ownership in 1861 from Benito Juárez, president of the republic. The government review of his title failed to mention the boundary lines of Rancho Tijuana or those of adjacent land owners. It merely identified the size of the ranch as being six "sitios de ganado mayor," the same as Pico's previous confirmation in 1846.¹⁸

In the following year, 1862, Santiago Argüello died without leaving a will. His failure to provide for the distribution of his estate provoked disagreements and confrontations between his numerous descendants who claimed conflicting ownership rights to his ranch property. For many years a climate of uncertainty and hostility prevented his heirs from fully enjoying the extensive property.

Meantime, the "ley Juárez," was issued by the central government in 1863, which restricted the size of land grants to a maximum of three "sitios de ganado mayor."¹⁹ This new limitation undoubtedly induced Doña Pilar Ortega, the widow of Argüello, to sell three sitios de ganado mayor, one-half of the Rancho Tijuana, to her son Ignacio for 700 pesos in 1870.²⁰ In this way, the entire ranch of six sitios de ganado mayor was kept within the family. It is not known why Ignacio Argüello was favored by being selected as the sole purchaser. This transaction would result in protests and competing claims by other heirs, as we shall see.

In 1879, Doña Pilar Ortega de Argüello had to undertake additional proceedings to insure title to the ranch. At this time, she obtained from the then president of Mexico, Porfirio Díaz, a new concession of title.²¹ A part of the document with special significance is as follows:

...it having been established by various laws of the Republic, especially the law of July 22, 1863 that undeveloped lands are property of the nation, and in consideration of the fact that Pilar Ortega, on behalf of herself and other heirs and persons interested in the ranch called "La Tía Juana," has claimed the ranch before the Comisión de Baldíos de La Baja California, said land having an area of ten thousand five hundred thirty-three hectares, and seventy-six decameters; the adjoining landowners being Lino López, Jesús María Machado and Joaquín Machado, according to a map and documents filed with the Secretaría de Fomento...²²

It can be observed from the above that title was issued for land considered undeveloped and without a previous owner. In addition, it includes 10,530 hectares, the

original area of the ranch. Argüello's descendants would later utilize the title as an argument to disavow the sale of half the ranch Doña Pilar Ortega de Argüello made to her son. It should be noted that the area of the land was expressed for the first time in hectares, units derived from the metric system. In previous titles issued by Pío Pico and Benito Juárez, the dimensions of the ranch were described in terms of the old measurement "sitios de ganado mayor." The document also sets forth the names of adjacent landowners to the east and south of Rancho Tijuana.²³ Finally, it should be noted that the title was awarded by President Porfirio Díaz to Pilar Ortega de Argüello on August 6, 1879, even though she had died earlier on February 7 of the same year.²⁴

During the 1880s, the Mexican government began a policy of encouraging foreign corporations to colonize and exploit vast areas of undeveloped land in Baja California. With a view toward opening the peninsula to international investors, the administration of President Porfirio Díaz awarded an enormous concession of land in 1886 to a company headed by Luis Hüller, a naturalized Mexican citizen of German origin.²⁵ Rancho Tijuana was part of the area placed under control of Hüller's company. Somewhat earlier, the ranch had arguably reverted to the public domain since the Argüellos had failed to improve the property as required by contracts they had made with the national government.

Fortunately for the Argüello family, Hüller's enterprise did not claim dominion over Rancho Tijuana. The company was involved with economic problems elsewhere in the peninsula that diverted its attention from the border region. Nevertheless, the threat of Hüller's company motivated the Argüello family to seek a declaration of their rights in Rancho Tijuana.

The Argüellos were aware that north of the border, southern California was experiencing a boom in the sale of subdivided lands. During the late 1880s a spirit of speculation induced by the boom spread to Baja California, especially Ensenada. Land prices dramatically increased on both sides of the border. The Argüello family became convinced that the time had come to lay aside their differences concerning Rancho Tijuana and take advantage of its sudden increase in value.

The first act of the Argüellos was to file a declaration in the district court prepared by the heirs of Pilar Ortega de Argüello, who had earlier died without a will.²⁶ For legal reasons, the heirs named José Antonio Argüello as their representative and custodian of the property at issue. José Antonio was the only living son of Santiago Argüello. The other heirs mentioned in the court declaration were grandchildren. Before accepting his role as representative, José Antonio requested that an inventory be made of the estate. A meeting of the family was held for this purpose on September 3, 1888, at the Tijuana custom house.²⁷

The documents presented by the heirs in court to prove their entitlement to the ranch consisted of the deed given to Pilar Ortega de Argüello by President Porfirio Díaz, dated August 6, 1879, a certificate of ownership issued by the territorial district judge on March 3, 1886, and a plat of the land drawn by M. G. Wheeler during January 1870, which was approved by a surveyor, Ismael Sánchez, on June 3, 1883.

The inventory of the estate was apparently ready for completion when José Antonio Argüello and the other claimants were unexpectedly confronted by Ricardo Ramírez, an attorney acting on behalf of the heirs of Ignacio Argüello, who purchased one-half of the ranch from his mother in 1870. Ramírez made the following con-

tention in open court:

...that the land presented for inclusion in the inventory was not the property of doña María del Pilar Ortega de Argüello before her death since she had sold it to her son, Ignacio Argüello, and therefore it is requested that it be excluded from the inventory.

Given the circumstances, the judge suspended the proceedings and the taking of an appraisal until the claim presented by Ramírez was resolved.

Toward the end of that same month of September 1888, José Antonio Argüello as “provisional executor” of Pilar Ortega de Argüello’s estate appeared in the Ensenada courthouse to answer the allegations of the attorney, Ricardo Ramírez. José Antonio denied the legal validity of the documents offered to prove a sale by Doña Pilar of “three leagues” of Rancho Tijuana to her son, Ignacio Argüello.

In order to demonstrate the impropriety of Ramírez’ contentions, José Antonio showed what he considered to be the “authentic documents.” He first presented confirmation of the land grant to his father, Santiago Argüello, signed by Pió Pico in 1846 and ratified by President Benito Juárez on June 1, 1861. José Antonio explained that this grant was subject to certain conditions such as requirements that it be inhabited and cultivated by the grantee. He indicated that such conditions were imposed by laws established August 12, 1768, August 18, 1824, and November 21, 1828. Since these conditions were never met, “the *comisionado de terrenos baldíos*, Cayetano E. Treviño, declared that the grant to his father was void.” Pilar Ortega de Argüello was forced to recognize that she no longer had the grant inherited from her husband.


However, the resilient Argüello family was not done with Rancho Tijuana. Doña Pilar soon gave her son, Ignacio Argüello, a power of attorney so that he and the other heirs could attempt to regain the property. Acting as attorney-in-fact for this mother, Ignacio Argüello applied for a new grant of the vacant Rancho Tijuana and another opportunity to comply with conditions for its development imposed by Mexican law. The request was favorably received as demonstrated by a document from President Díaz on August 6, 1879 awarding Pilar Ortega de Argüello a new grant of Rancho Tijuana.

Based on the foregoing, José Antonio Argüello argued in court that the documents of title and sale dating from 1870, which were the foundation of the case presented by the heirs of Ignacio Argüello, were void and of no effect since the grant of 1879 conferred a new and different title on Pilar Ortega de Argüello that wiped out all previous interests. By the time of the court proceedings in September 1888, ownership of the grant was entirely based on the title of 1879, and not on a right of succession to the interest of the deceased Santiago Argüello. The sale by Doña Pilar to her son Ignacio Argüello in 1870 preceded issuance of the new grant and therefore any ownership she conferred on her son was terminated when the old grant was declared void. José Antonio also pointed out that beyond the invalidity of any transaction preceding 1879, his mother was only one of ten heirs to Santiago Argüello’s estate and could not have conveyed more than a one-tenth interest in Rancho Tijuana to her son, Ignacio.

In addition to the evidence given by José Antonio, which he considered sufficient to nullify any rights arising from the sale of 1870, he added another argument he thought established fraud in the sale. He stated:

The alleged sale made by my mother to Ignacio Argüello has the signature of ‘Pilar Ortega’ but she did not know how to write. This proves not only the invalidity of their claims, but also the falsity of the evidence on which they are based.

The documents presented by José Antonio Argüello and his interpretation of



La Ilustre Asamblea Departamental constituida el día 15 de junio
presente, tuvo a bien decretar lo
siguiente:

“Se aprueba la invalidación
de la concesión hecha a favor del
Ciudadano Santiago Arguello del
paraje nombrado Tia Juana, junto
al barrio de San Diego de San Felipe
de paraje nombrado Arguello, según título
librado por el Superior Gobierno
Departamental, con fecha 4
de Mayo del presente año
de entera conformidad con la
Ley de 18 de Agosto de 1824 y
Artículo 5º del reglamento de
21 de Noviembre de 1828.

Portion of a document signed by Governor Pio Pico and Secretary José Matias Moreno June 15, 1846, approving the concession made in favor of Citizen Santiago Arguello of the place named Tia Juana (del paraje nombrado Tia Juana). Ms. Centro de Investigaciones Históricas.

them seem to correctly invalidate the claims based on the sale to his brother Ignacio. However, his contention that his mother could not have signed the document of sale to Ignacio because she did not know how to read and write seems doubtful since it is strongly contradicted by a statement of Manuel Clemente Rojo in 1879.²⁸

In the above year, Manuel Clemente Rojo wrote a biographical sketch of María Pilar Ortega de Argüello. It was requested by Hubert Howe Bancroft, who was compiling a history of the region with the help of persons who had participated in it. In correspondence exchanged with Thomas Savage, one of Bancroft's employees, Rojo made the following remark:

Doña Pilar was a very distinguished person. Although she was born in the year 1794, she knew how to read and write, an extraordinary accomplishment in her time, putting her half a century ahead of her contemporaries. It is said that up until 1848, those in Alta California did not want their children to read and write 'in order for them not to be corrupted by reading and writing love letters'²⁹

We are more inclined to accept Rojo's belief that Doña Pilar was literate than José Antonio's contrary statement in court. Rojo enjoyed a reputation in the region as a person interested in historical accuracy. Bancroft had good cause to trust his credibility. Moreover, Rojo had no motive to misrepresent Doña Pilar's ability to read and write.

The claims of Ignacio Argüello's heirs were eventually recognized by José Antonio and those he represented. Together, they decided to divide the land into two sections.

Each faction of the Argüello family would receive a separate portion. In order to divide the ranch, the heirs would retain Ricardo Orozco, an engineer who played a major role in planning the initial urbanization of Tijuana.

Orozco had earlier arrived in the region as a government-appointed “inspector de colonias.” He was charged with reviewing the activities of foreign companies contracted to develop the area and to see that they were complying with requirements imposed by the administration of President Díaz.³⁰ His professional activities soon became known to the Argüellos who hired him to appraise and divide Rancho Tijuana with a view toward ending their dispute.

When Orozco accepted his assignment, he was in a position to significantly affect the birth of urban Tijuana. Prior to this time, the value of land was necessarily determined solely by its suitability for agriculture and cattle raising. However, such criteria for the land’s value were about to end with Tijuana’s approaching urban development. A new era was arriving in which land prices would rise to previously unknown levels. This phenomenon was largely a reflection of spectacular economic growth occurring in adjacent southern California.

In order to measure and appraise Rancho Tijuana, Orozco prepared the first known modern map of it. The drawing used measurements based on the metric system to show that it was comprised of 10,533 hectares. Curiously, the map placed Rancho Tijuana entirely on Mexican soil and ignored previous indications that it was partly north of the international border. As can be observed on his map, Orozco limited the northern edge to the United States border without stating a reason for doing so, then traced the remaining boundaries toward the south.

Orozco’s approach was rational and practical. He proceeded to divide the ranch into two unequal parts, but he explained in his report that each section had the same commercial value “according to market conditions.”³¹

Orozco believed the land contained two valuable features: its proximity to the international border and a flowing spring of sulfurous water at Agua Caliente. Even at this early date, the spring was a great tourist attraction because of its supposed curative properties.³² In this regard, Orozco realized that if he divided the property into symmetrical parts, both of the land’s most desirable assets would be located in the northern half, thereby diminishing the value of the southern part. The solution he devised was to create a dividing line between the two sections so that the spring was located in the southern part. In that way, each portion of the land contained an important asset and was commercially equal in value to the other.

Another manifestation of Orozco’s rational method in dealing with the property, and something very much in vogue during the first years of Porfirio Díaz’ presidency, was his introduction of the metric system to Baja California, a product of the French rational spirit.³³ At that time it was common in Mexico to use Spanish colonial forms of measurement, especially in Baja California due to its isolation from the capital. Colonial expressions of size included “sitio de ganado mayor” when describing the area of large ranches.

The French metric system of weights and measures was established in Mexico by a decree of December 10, 1882. A similar law took effect March 15, 1857, but was never carried out in practice. Another statute dated August 2, 1863 had also called for utilizing the modern metric system in topographical measurements.³⁴ As an engineer, Orozco dedicated a considerable part of his report to the Argüellos explaining his use of the metric system. He even included a table of equivalents between the antiquated

Spanish colonial system, English forms of measurement, and the modern French metric system.

In 1889, after continuous negotiations between the Argüellos in which Ricardo Orozco and local authorities participated, an agreement was reached putting an end to the litigation between the family members. In January of that year, the ranch was divided into two parts. The southern portion was awarded to the heirs and successors of Ignacio Argüello who had acquired three sitios de ganado mayor by purchase from his mother. The northern part was distributed to José Antonio Argüello and the descendants of his other brothers.

Subsequently, a portion of the land was set aside as a proposed town site. (Figure 6) A vertical line was drawn dividing the area of the future town into two sections. In the same way that the ranch was divided, each group of relatives was assigned roughly equal areas of the town site. The eastern half went to José Antonio and the heirs associated with him, while the western half was assigned to the heirs of Ignacio Argüello.³⁵

The settlement between the two factions of the Argüello family was approved by the court on July 6, 1889, and it was declared on July 11 that their agreement was “based on the map presented by the expert Ricardo Orozco” showing the sections of the ranch assigned to each group of heirs as well as the agreed distribution of the proposed township.³⁶ By virtue of this arrangement, the court declared that its proceedings were terminated.³⁷

On two later occasions, a group of heirs calling themselves the “northern Argüellos” gathered at the Ensenada courthouse. The object of the first meeting was to allocate between them certain subdivided lots that were part of the western half of the proposed town site.³⁸ The second time was for the purpose of assigning sections of the northern Rancho Tijuana to individual heirs.³⁹

In this manner the problems surrounding the Rancho Tijuana grant in the first phase of its history were ended. The settlement of the Argüello family dispute established conditions favoring the development of a little town that would become the modern city of Tijuana.

NOTES



1. Leland Fetzer, *San Diego County Place Names A to Z* (San Diego: Sunbelt Publications, Inc., 2005), 148.
2. José María Echeandía, Lt. Col. of Engineers, was governor of the Californias from November 1825 to January 1831.
3. See Iris H. W. Engstrand, “California Ranchos: Their Hispanic Heritage,” *Southern California Quarterly*, LXVII (Fall 1985), 281-290; Ivy Belle Ross, “The Confirmation of Spanish and Mexican Land Grants in California,” Master’s Thesis, University of California, 1928; and for legal aspects of such concessions Iris H. W. Engstrand “Land Grant Problems in the Southwest: The Spanish and Mexican Heritage,” *New Mexico Historical Review*, 53 (October 1978), 317-336.
4. For a comprehensive study of the concessions granted by each of the Spanish and Mexican governors in California, see Rose Hollenbaugh Avina, “Spanish and Mexican Land Grants in California,” Master’s Thesis, University of California, 1932.
5. Ralph G. Lounsbury, “Mexican Land Claims in California,” *California Indians* (New York: Garland Publishing Inc., 1974), 4:15.

6. José Darío Argüello was born in Querétaro, México in 1753. He married María Ignacia Moraga in 1780 in the state of Sonora. He was the Commandant of the Presidio of San Francisco, interim governor of Alta California 1814-1815 and last governor of Baja California under Spanish rule (1815-1822). Pablo L. Martínez, *Guía Familiar de Baja California, 1700-1900*, Ed. Baja California (México D. F., 1965), 943.
7. Hubert Howe Bancroft, *History of California* (San Francisco, The History Company, 1885), 2:702.
8. Documentos concernientes a México, 1846-1890 (M-M,1874) Bancroft Library at the University of California Berkeley, microfilm copy in the Instituto de Investigaciones Históricas, Universidad Autónoma de Baja California, México (IIH-UABC), 104(R.7).
9. Six sitios de ganado mayor are equal to 10,530 hectares. Bancroft's History of California mentions that "in '29 he obtained the Tia Juana rancho, in '41 the Trabuco, and in '46 the S. Diego mission estate." Also that "[H]e died at Tia Juana, on the frontier, in '62, and his widow soon ater '78." Bancroft, *History of California*, 2:702.
10. Jefe político José María Echeandía, 24 de marzo de 1829, San Diego, Sitio de la Tia Juana, Bancroft Library, *California Land Grant Papers*, microfilm of the Archivos Españoles in the National Archives And Records Administration in Washington, D.C., microfilm C-1, 87, roll 4.
- 11 One league = 5 000 varas = 4,190 meters
 One square league = 1,755 hectares
 One hectar = 2.471 acres
 2 1/2 square leagues = 4,387.5 hectares
 6 sitios de ganado mayor = 10,530 hectares
 10,530 hectares = 26,019.53 acres
 The difference between 2_ leagues and six sitios de ganado mayor is 10,530 - 4 387.5 = 6,142.5 hectares.
12. A copy of the "diseño" was given to the Instituto de Investigaciones Históricas, Universidad Autónoma de Baja California, Tijuana, by William O. Hendricks, Director of the Sherman Library and Gardens, Corona del Mar, California.
13. The Bancroft Library at Berkeley has nine microfilm rolls of all the expedients granting concessions by the Spanish and Mexican governments in California. There is also a roll of microfilm of the "diseños" that by law had to be included in the "expedients." However, the "diseño" for Rancho Tia Juana is missing.
14. Jurisdicción de San Diego, 1833. Expediente sobre el paraje nombrado Melijó, solicitado para su ocupación y beneficios por Don Santiago Emigdio Argüello, núm. 60. Bancroft Library, *California Land Grant Papers*, Land Case 91 SD, Melijó Grant, microfilm C-A 300. A copy of these papers can be found in the San Diego County Law Library along with a series of later documents concerning the Argüello family as late as 1870.
15. Plano del Rancho Melijó, circa 1850. Bancroft Library, *California Land Grant Papers*. Land Case 91 SD.
16. The loss of Emigdio Argüello's land rights was one of many examples of old Mexican ranchers losing their properties in California. See Leonard Pitt, *The Decline of the Californios* (Berkeley: University of California Press, 1968).
17. Decreto del 10 de marzo de 1857 in Francisco F. de la Maza, *Código de Colonización y Terrenos Baldíos de la República Mexicana, años de 1451 a 1892* (México, D.F.: Oficina Tipográfica de la Secretaría de Fomento, 1893, 659-60).
18. Confirmación por el presidente Benito Juárez del título expedido por Don Pío Pico, 1861. AGN, *Dirección General de Gobierno*, 2128(45) 20650, t. 1, caja 64, exp. 8/2, IIH-UABC.
19. Ley del 20 de julio de 1863, De la Maza, *Código de Colonización*, 729-35.
20. Registration of a sale contract by Don Ignacio Argüello regarding half of Rancho Tijuana, 1881. Registro Público de la Propiedad de Ensenada inscription August 24, 1881.
21. Title for the Rancho "La Tia Juana" granted by the president Porfirio Díaz, to Señora Pilar Ortega viuda de Argüello, 1879. *Documentos concernientes a México, 1846-1890* (M-M, 1874) Bancroft Library, and microfilm copy in the IIH-UABC (R.7).
22. *Ibid.*, 31
23. The adjoining landowners were Lino López, Jesús María Machado and Joaquín Machado. Lino López was a son of José López. In 1822, his father and uncle requested a concession to the San Ysidro Ajolojol Ranch, east of Rancho Tijuana. Jesús María and Joaquín Machado, were sons of the original proprietor of the El Rosarito Ranch, south of Tijuana.

24. Manuel Clemente Rojo, "Apuntes históricos de la Baja California," reprinted in *Fuentes documentales para la historia de Baja California*, with an introduction and notes by David Zárate Loperena (Mexicali: Universidad Autónoma de Baja California, 1987), 42.
25. President Porfirio Díaz granted the title to the property of Rancho Tijuana to "Luis Hüller and Company," 1886. Registro Público de la Propiedad de Ensenada, inscription 59, partida 59, foja 138, t. III, secc. 1.
26. List of heirs in the estate of Doña Pilar Ortega, widow of Argüello, first inscription in the Book of Judicial Resolutions October 15, 1888.
27. Intestate Judgment of Doña Pilar Ortega de Argüello. Sección Segunda. Juzgado de Primera Instancia del Partido Norte de la Baja California, sección de inventarios, 1888.
28. Manuel Clemente Rojo, "Apuntes históricos," 43.
29. Rojo, "Apuntes históricos," 43.
30. Manuel Sánchez Facio, Informe relativo a la visita de inspección practicada a las colonias de Baja California, 1888. Archives of the Secretaría de Relaciones Exteriores, México, sección 3, caja 4, expediente 5, foja 3.
31. Measurement and evaluation of the Tijuana tract by Ricardo Orozco. 1889. AGN, *Dirección General de Gobierno*, 2382(30) 24554, vol. II, box 70, exp. 20/1, IIH-UABC.
32. John E. Baur, *The Health Seekers of Southern California, 1870-1900* (San Marino: The Huntington Library, 1959), 108.
33. The French philosophy of positivism was promoted by the Mexican government of President Porfirio Díaz. See Leopoldo Zea, *El Positivismo en México: Nacimiento, Apogeo y Decadencia* (México: Fondo de Cultura Económica, 1984) and Gabino Barreda, *La educación positivista en México* (México: Ed. Porrúa, 1978).
34. Wistano, *Legislación*, 738-59.
35. This transaction ended the lawsuit in the case of Doña Pilar Ortega, widow of Argüello, 1889. Registro Público de la Propiedad de Ensenada, Libro de Sentencias, inscription number 3, fojas 8-18, January 30, 1889.
36. *Ibid.* Acceptance of the previous agreement, July 6, 1889.
37. Final document in the Estate of Doña Pilar Ortega, widow of Argüello, 1889. Registro Público de la Propiedad de Ensenada, Libro de Sentencias, inscription number 3, fojas 8-18, January 30, 1889.
38. Division of the Town of Zaragoza situated in the Rancho Tijuana, 1889. *Documentos concernientes a México, 1846-1890* (M-M, 1874) Bancroft Library, and microfilm copy in the IIH-UABC, 108 (R.7).
39. Division of the northern part of the Rancho Tijuana between the heirs of the intestate, Doña Pilar Ortega, widow of Argüello. Registro Público de la Propiedad de Ensenada, inscription number 91, fojas 165-177, vol. II de la section I, October 3, 1890.